LEGAL DESCRIPTION

LOTS 1 AND 2, BLOCK 4, MOTOR LINE ADDITION TO THE CITY OF SEATTLE AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 164, RECORDS OF KING COUNTY, WASHINGTON.

BASIS OF BEARINGS

NAD 83(2011) WASHINGTON NORTH COORDINATE SYSTEM PER GPS OBSERVATIONS.

REFERENCES

R1. SHORT SUBDIVISION NO. 3019155, VOL. 326, PG.S 230–232. RECORDS OF KING COUNTY, WASHINGTON.
R2. UNIT LOT SUBDIVISION NO. 3028049, VOL. 375, PG.S 165–173. RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD 88 PER CITY OF SEATTLE BENCHMARK SNV–7526 – CITY OF SEATTLE BRASS CAP, STAMPED \"7526\". 10 FEET NORTH OF THE INTERSECTION OF BACK OF CONCRETE WALK, 4 INCHES WEST OF BACK OF CONCRETE WALK. AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF AURORA AVENUE NORTH & NORTH 41ST STREET ELEV=216.017'

SURVEYOR'S NOTES

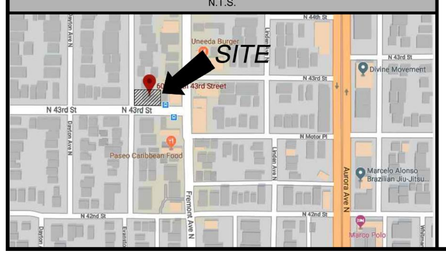
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN OCTOBER OF 2018. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. TERRANE ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1–800–424–5555 BEFORE CONSTRUCTION.
4. SUBJECT PROPERTY TAX PARCEL NO. 569350–0485
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 5,001 S.F. (0.11 ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5–SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332–130–090.

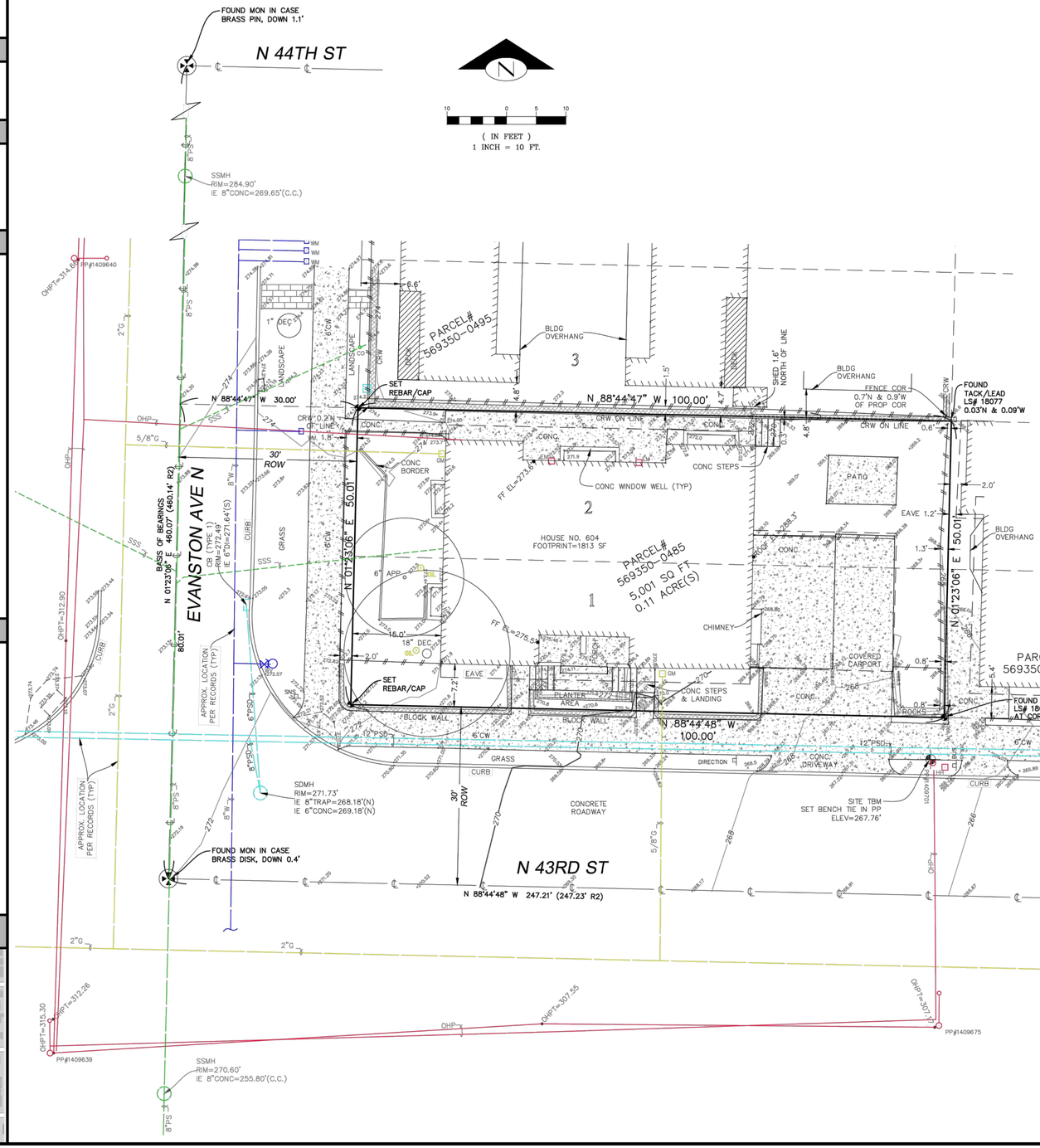
LEGEND

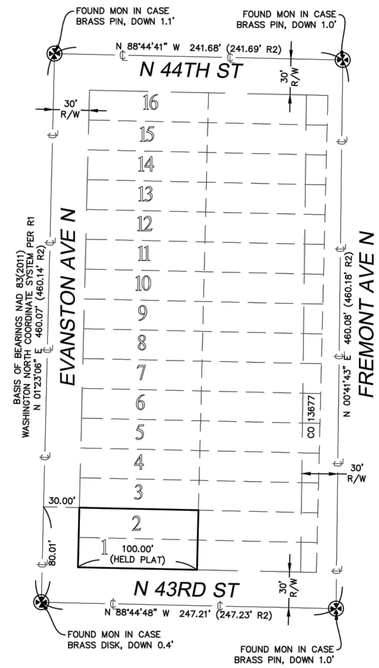
	BENCHMARK		WATER LINE
	AREA DRAIN	WM	WATER METER
	BRICK SURFACE	WV	WATER VALVE
	BUILDING	ASPH	ASPHALT
℄	CENTERLINE ROW	BM	BENCH MARK
CO	CLEANOUT	BLDG	BUILDING
	CONCRETE SURFACE	C.C.	CENTER CHANNEL
	RETAINING WALL	CB	CATCH BASIN
	DECK	CRW	CONCRETE RETAINING WALL
	FENCE LINE (WOOD)	CONC	CONCRETE
	FIRE HYDRANT	COR	CORNER
GM	GAS LINE	CW	CONCRETE WALK
	GAS METER	DEC	DECIDUOUS
	INLET (TYPE 1)	ELEV	ELEVATION
	MONUMENT IN CASE (FOUND)	FF	FINISH FLOOR
OIL	NAIL AS NOTED	G	GAS
	OIL FILL CAP	LS#	LAND SURVEYOR NUMBER
HH	POWER HAND HOLE	MON	MONUMENT
EM	POWER METER	OHP	OVERHEAD POWER
	POWER (OVERHEAD)	PROP	PROPERTY
PP	POWER POLE	PS	PIPE SEWER COMBINED
PP	POWER POLE W/ LIGHT	PSD	PIPE STORM DRAIN
	REBAR & CAP	R/W	RIGHT OF WAY
	SEWER LINE	(R)	RECORD DATA
	SEWER MANHOLE	SNS	STREET NAME SIGN
	SIGN (AS NOTED)	SSMH	SANITARY SEWER MANHOLE
	STORM MANHOLE	SSS	SANITARY SIDE SEWER
	STORM DRAIN LINE	W	WATER
SIZE TYPE	TREE (AS NOTED)		

VICINITY MAP

N.T.S.







CONTROL MAP

SCALE: 1" = 60'

SEAN A. ROULETTE–MILLER · STATE OF WASHINGTON · 51800 · REGISTERED · PROFESSIONAL LAND SURVEYOR

Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

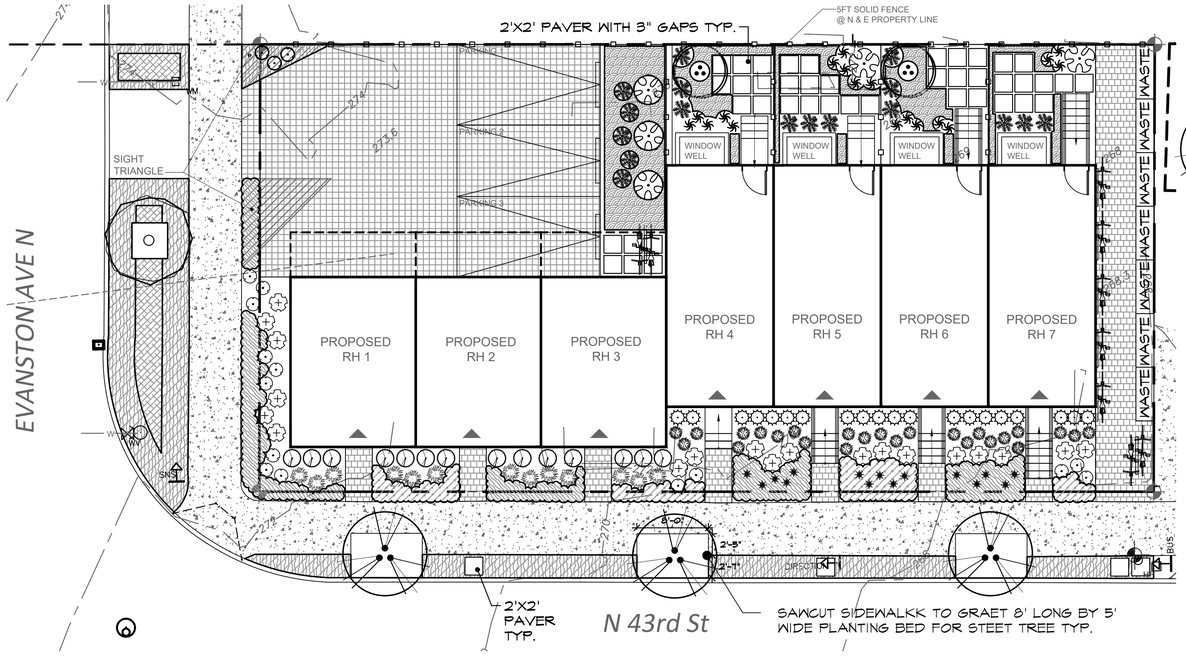
NO	REVISION	DATE

TOPOGRAPHIC & BOUNDARY SURVEY
NW 1/4, NW 1/4 SEC 18, TWP. 25N., RGE 04E., W.M.

KURKOV CONSTRUCTION

604 N 43RD ST
SEATTLE, WASHINGTON

JOB NO.:	181745
DATE:	10/23/18
DRAFTED BY:	TLR
CHECKED BY:	SRM
SCALE:	1" = 10'
	1 OF 1



NORTH

LANDSCAPE PLAN

0 8 16 24 feet

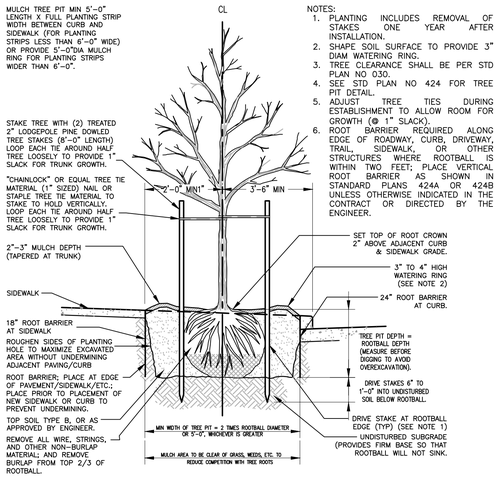
SCALE: 1/8" = 1'-0"

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY
	Acer circinatum / Vine Maple	3 stem min, 6' Ht	Yes	Yes	2
	Fagus sylvatica / Green Beech Street Tree	2" Cal	No	No	3
	Zelkova serrata 'Greenvase' / Green Vase Zelkova Street Tree	2" Cal	No	No	1

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	Yes	No	25
	Calluna vulgaris 'Wicknar Flame' / Wicknar Flame Heather	1 gal	Yes	No	17
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge	1 gal	Yes	No	18
	Dryopteris erythrosora / Autumn Fern	1 gal	Yes	No	17
	Euonymus japonicus 'Greenspire' / Greenspire Upright Evonymus	20" Ht min	Yes	No	14
	Fatsia japonica / Japanese Fatsia	5 gal	Yes	No	5
	Festuca glauca / Blue Fescue	1 gal	Yes	No	15
	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	20" Ht min	Yes	No	20
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo	2 gal	Yes	No	19
	Pennisetum orientale / Oriental Fountain Grass	1 gal	Yes	No	13

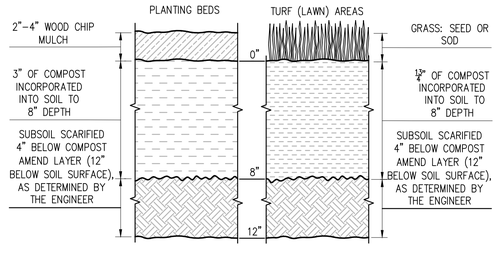
GROUND COVERS	BOTANICAL NAME / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	SPACING	QTY
	Arctostaphylos uva-ursi 'Vancouver Jade' / Kinnikinnick	1 gal	Yes	Yes	24" o.c.	22
	Pachysandra terminalis / Japanese Spurge	4"pot	Yes	No	18" o.c.	101
	Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry	4"pot	Yes	No	24" o.c.	120
	Sedum rupestre 'Angelina' / Yellow Stonecrop	4"pot	Yes	No	18" o.c.	45
	Vinca minor 'Bowles Blue' / Dwarf Periwinkle	4"pot	Yes	No	24" o.c.	50



NOTES:
1. PLANTING INCLUDES REMOVAL OF STAKES ONE YEAR AFTER INSTALLATION.
2. SHAPE SOIL SURFACE TO PROVIDE 3" DIAM WATERING RING.
3. TREE CLEARANCE SHALL BE PER STD PLAN NO 030.
4. SEE STD PLAN NO 424 FOR TREE PIT DETAIL.
5. ADJUST TREE TIES DURING ESTABLISHMENT TO ALLOW ROOM FOR GROWTH (@ 1" SLACK).
6. ROOT BARRIER REQUIRED ALONG EDGE OF ROADWAY, CURB, DRIVEWAY, TRAIL, SIDEWALK, OR OTHER STRUCTURES WHERE ROOTBALL IS WITHIN TWO FEET; PLACE VERTICAL ROOT BARRIER AS SHOWN IN STANDARD PLANS 424A OR 424B UNLESS OTHERWISE INDICATED IN THE CONTRACT OR DIRECTED BY THE ENGINEER.

1 DECIDUOUS TREE PLANTING IN PLANTING STRIP

NTS — STANDARD PLAN NO 100a, CITY OF SEATTLE



NOTES:
1. ALL SOIL AREAS DISTURBED OR COMPACTED DURING CONSTRUCTION, AND NOT COVERED BY BUILDINGS OR PAVEMENT, SHALL BE AMENDED WITH COMPOST AS DESCRIBED BELOW.
2. SUBSOIL SHOULD BE SCARIFIED (LOOSENED) 4 INCHES BELOW AMENDED LAYER, TO PRODUCE 12-INCH DEPTH OF UN-COMPACTED SOIL, EXCEPT WHERE SCARIFICATION WOULD DAMAGE TREE ROOTS OR AS DETERMINED BY THE ENGINEER.
3. COMPOST SHALL BE TILLED IN TO 8 INCH DEPTH INTO EXISTING SOIL, OR PLACE 8 INCHES OF COMPOST-AMENDED SOIL, PER SOIL SPECIFICATION.
4. TURF AREAS SHALL RECEIVE 1.75 INCHES OF COMPOST TILLED IN TO 8-IN DEPTH, OR MAY SUBSTITUTE 8" OF IMPORTED SOIL CONTAINING 20-25% COMPOST BY VOLUME. THEN PLANT GRASS SEED OR SOD PER SPECIFICATION.
5. PLANTING BEDS SHALL RECEIVE 3 INCHES OF COMPOST TILLED INTO 8-INCH DEPTH, OR MAY SUBSTITUTE 8" OF IMPORTED SOIL CONTAINING 35-40% COMPOST BY VOLUME. MULCH AFTER PLANTING WITH 2-4 INCHES OF ARBORIST WOOD CHIP OR APPROVED EQUAL.
6. SETBACKS: TO PREVENT UNEVEN SETTLING, DO NOT COMPOST-AMEND SOILS WITHIN 3 FEET OF UTILITY INFRASTRUCTURES (POLES, VAULTS, METERS, ETC.). WITHIN ONE FOOT OF PAVEMENT EDGE, CURBS AND SIDEWALKS SHOULD BE COMPACTED TO APPROXIMATELY 90% PROCTOR TO ENSURE A FIRM SURFACE.

2 SOIL AMENDMENT AND DEPTH

NTS — STANDARD PLAN NO 142, CITY OF SEATTLE

NOTES:
-See soil amendment detail for soil specifications COS plan 142.
-See biorentention planter detail for bioretention specifications.
-All planting beds to receive minimum 3-4" of mulch.
-Contractor shall be responsible for providing the quantities of plants that are represented by symbols on the drawings.
-Street Tree required. Plant Street Tree per COS Plan 100a. Water Tree for 3 growing seasons after planting.
-SDOT requires two inspections for street trees. First is the pre-plant inspection. Trees are inspected before going into the ground, soil amendment/root barrier is inspected. Second is final inspection. To schedule inspections, email DOT_LA@seattle.gov 48-72 hours advanced notice to schedule onsite inspections.
-All plantings and landscape elements required as part of this building permit must be maintained for the minimum required planting area or Green Factor score, new features must be added to compensate. This requirement also applies to landscape improvements in the right-of-way if used to meet Green Factor requirements (DR 30-2015).
-Planting of trees, shrubs and groundcovers within the City of Seattle's right of way must be performed during the period between October 1st and April 30th. Unless automatic irrigation is installed or an agreed upon contractual watering plan is made. Email DOT_LA@seattle.gov to verify planting timelines for street trees and right of way planting.

Root of Design
206.491.9545
7104 265th St NW #218
Stanwood, WA 98292

Root of Design

State of Washington registered Landscape Architect
Devin Peterson
Devin Peterson certificate no. 1222

PROJECT TITLE

LANDSCAPE PLAN

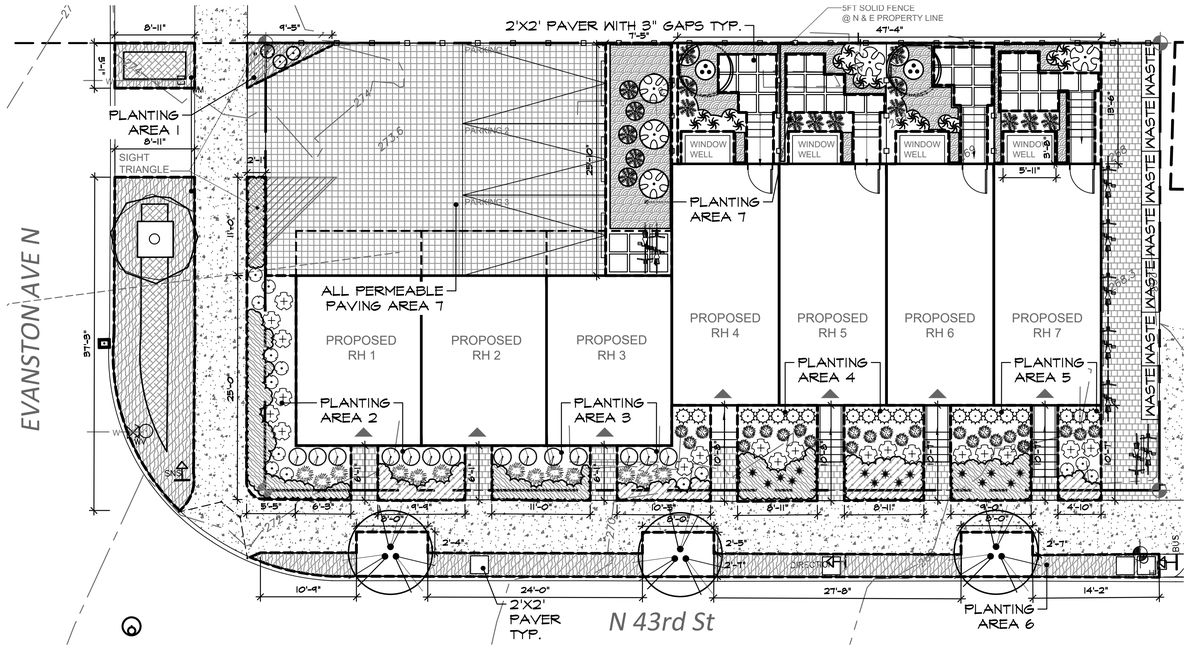
604 N 43RD ST SEATTLE, WA

DRAWN NH — DATE 02.18.19

REVISED — DATE

1/8" = 1'-0"

L1

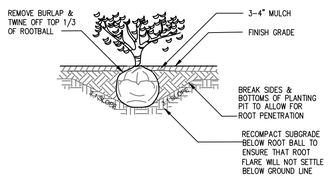


GREEN FACTOR PLAN

NORTH

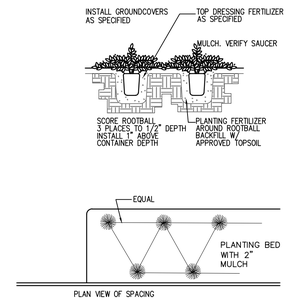
0 8 16 24 feet

SCALE: 1/8" = 1'-0"



1 TYPICAL SHRUB PLANTING DETAIL

NTS



2 TYPICAL GROUNDCOVER PLANTING DETAIL

NTS

Revised 4/8/09

Green Factor Worksheet*

		Planting Area 1	2	3	4	5	6	7	TOTAL**
A1	square feet								0
A2	square feet	364	257	151	190	147	310	500	1919
A3	square feet								0
B1	square feet	364	257	151	190	147	310	500	1919
B2	# of plants	3	28	23	28	25		40	147
B3	# of trees							2	2
B4	# of trees								0
B5	# of trees	1					3		4
B6	# of trees								0
B7	# of trees								0
C1	square feet								0
C2	square feet								0
D	square feet								0
E	square feet								0
F1	square feet								0
F2	square feet							1124	1124
G	square feet								0
H1	square feet	36	336	276	336	300		480	1764
H2	square feet								0
H3	square feet	286	336	276	336	300	750		2284
H4	square feet								0

Revised 12/28/19

Green Factor Score Sheet SEATTLE *green factor*

Project title:

Parcel size *(enter this value first)* * enter sq ft of parcel: 5,001 — SCORE: 0.657

	Landscape Elements**	Totals from GF worksheet	Factor	Total
A	**Landscaped areas (select one of the following for each area)**			
1	Landscaped areas with a soil depth of less than 24"	enter sq ft: 0	0.1	-
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft: 1919	0.6	1,151.4
3	Bioretention facilities	enter sq ft: 0	1.0	-
B	**Plantings (credit for plants in landscaped areas from Section A)**			
1	Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft: 1919	0.1	192
2	Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants: 147 (1764)	0.3	529
3	Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants: 2 (150)	0.3	45
4	Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants: 0 (0)	0.3	-
5	Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants: 4 (1000)	0.4	400.0
6	Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	enter number of plants: 0 (0)	0.4	-
7	Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH: 0 (0)	0.8	-
C	**Green roofs**			
1	Over at least 2" and less than 4" of growth medium	enter sq ft: 0	0.4	-
2	Over at least 4" of growth medium	enter sq ft: 0	0.7	-
D	**Vegetated walls**	enter sq ft: 0	0.7	-
E	**Approved water features**	enter sq ft: 0	0.7	-
F	**Permeable paving**			
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft: 0	0.2	-
2	Permeable paving over at least 24" of soil or gravel	enter sq ft: 1124	0.5	562.0
G	**Structural soil systems**	enter sq ft: 0	0.2	-
		sub-total of sq ft = 7,876		
H	**Bonuses**			
1	Drought-tolerant or native plant species	enter sq ft: 1764	0.1	176.4
2	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft: 0	0.2	-
3	Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft: 2,284	0.1	228
4	Landscaping in food cultivation	enter sq ft: 0	0.1	-
		Green Factor numerator =		3,284

**** Do not count public rights-of-way in parcel size calculation.***

***** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)***

Root of Design
206.491.9545
7104 265th St NW #218
Stanwood, WA 98292

Root of Design

State of Washington registered Landscape Architect

Devin Peterson

Devin Peterson certificate no. 1222

PROJECT TITLE

LANDSCAPE REQUIREMENTS SUMMARY PLAN

604 N 43RD ST SEATTLE, WA

DRAWN NH

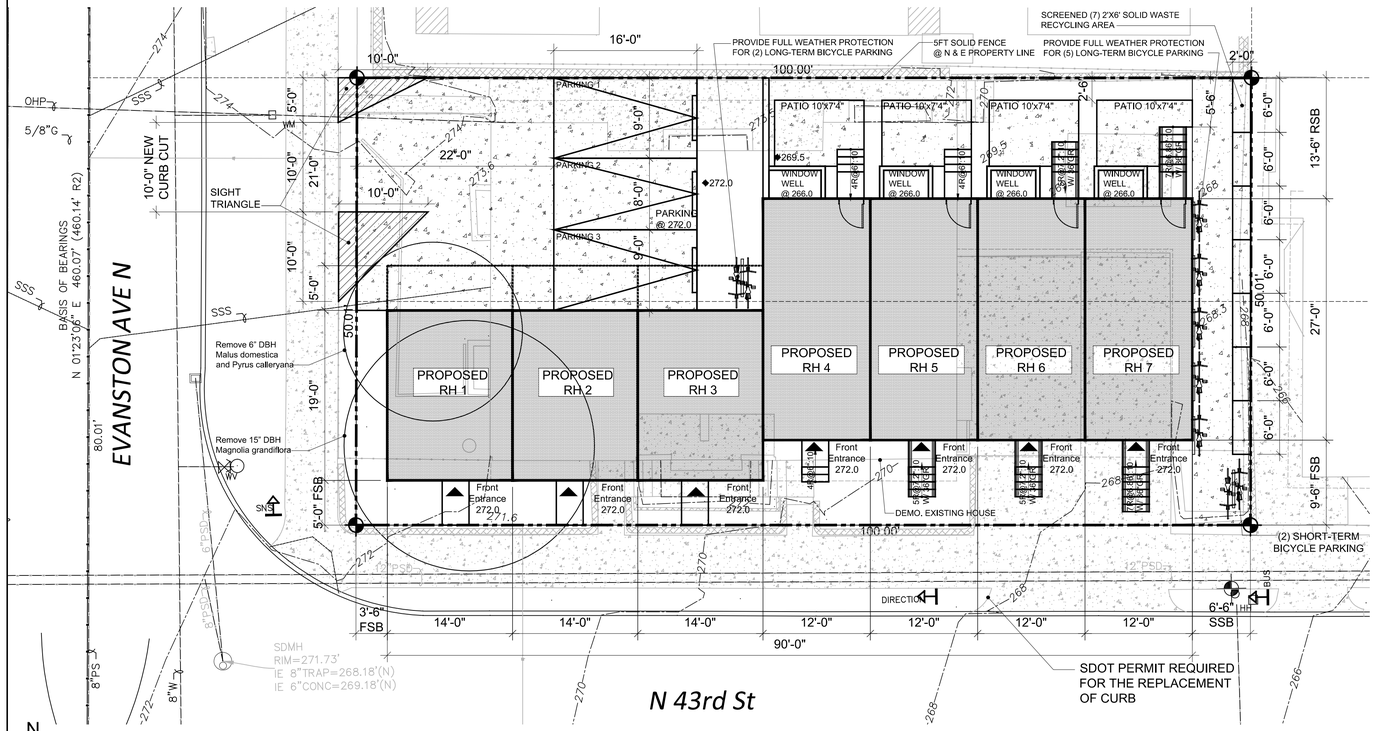
DATE 02.18.19

REVISED

DATE

1/8" = 1'-0"

L2



N

SITE PLAN

SCALE: 1/8" = 1'-0"
LOT SIZE: 5,001 SF

GRAPHIC SCALE
1/8" = 1'-0"

VICINITY MAP

LAND USE COMPLIANCE

ZONE: LR1 (FREQUENCY TRANSIT AREA)
LOT SIZE: 5,001 SF
TOTAL GROSS FLOOR AREA OF THE BUILDING: 4,500 SF

23.45.510 E.1 FLOOR AREA RATIO
ALLOWED: Rowhouse 1.2
5001 SFx1.2 (HIGHER FAR) = 6,001.2 SF
PROPOSED: 5,989.8SF

23.45.512 DENSITY
ALLOWED: NO LIMIT
PROPOSED: (7) Rowhouse

23.45.514 HEIGHT ALLOWED: 30 FT
AVG GRADE: 270.4'
ACTUAL HEIGHT: 300.0'

23.45.518 A SETBACKS
FY REQ'D: 5'-0"
PROPOSED 5'-0"

RY REQ'D: 7'-0"
PROPOSED: 13'-6"

SY REQ'D: 3'-6"
PROPOSED: 3'-6" (WEST) & 6'-6" (EAST)

23.45.522 A.2 AMENITY SPACE
REQUIRED: 25% x 5001 SF = 1,250.25 SF
PROVIDED: 1,374 sf

23.45.524 A LANDSCAPING
1. SEE LANDSCAPING PLAN L1 & L2
2. GREEN FACTOR
REQ'D: 0.6
PROVIDED: 0.6

23.45.527 A MAX STRUCTURE WIDTH IN LR ZONE
ALLOWED: NO LIMIT
PROVIDED: 90.0'

23.45.527 B MAX FACADE LENGTH IN LOWRISE ZONES
ALLOWED: 65% x 50.01' = 32.5'
PROVIDED: 27.0'

23.54.015 J PARKING
REQUIRED: 3 (FREQUENCY TRANSIT AREA)
PROVIDED: (3) SURFACE PARKING

23.54.040 SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS
PROVIDED: SCREENED (7) 2'X6' SOLID WASTE RECYCLING AREA

23.54.015.K. BIKE PARKING
REQUIRED: (7) LONG TERM AND (2) SHORT TERM
PROVIDED: (7) LONG TERM AND (2) SHORT TERM

Note:
THE PROJECT WILL SHIELD EXTERIOR LIGHTING AND DIRECT IT AWAY FROM ADJACENT PROPERTIES PER SMC 23.45.534.

AVG GRADE CALCS TH A

Grade		Wall Length		
269.5	x	90	=	24255.0
273	x	31.5	=	8599.5
271	x	90	=	24390.0
268.5	x	31.5	=	8457.8
		Total	=	65702.25
			/	
		Perimeter	=	243 ft
		Average Grade	=	**270.4**
			+	30
		Height Limit	=	**300.4**

OWNER: Kurkov Construction

ADDRESS: 604 N 43rd St Seattle, WA 98103

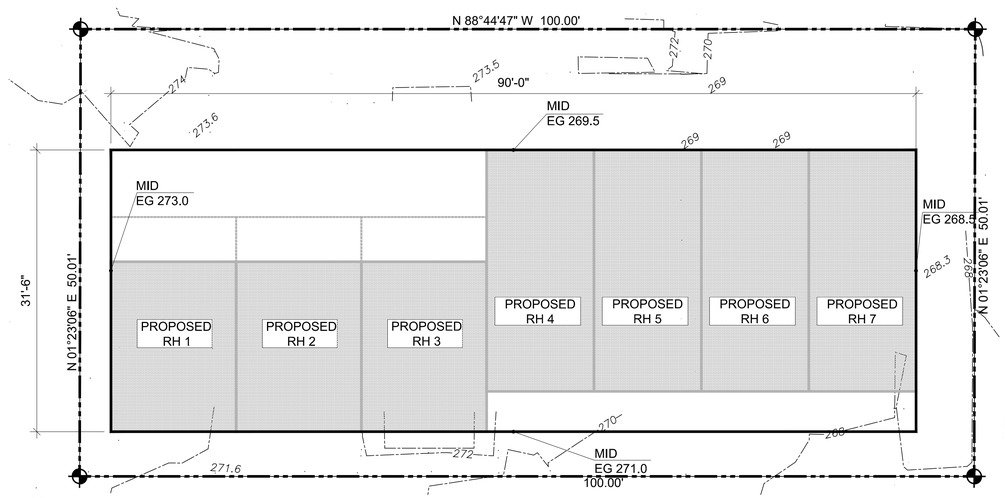
LEGAL DESCRIPTION

LOTS 1 AND 2, BLOCK 4, MOTOR LINE ADDITION TO THE CITY OF SEATTLE AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 164, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL NO. 569350-0485

BUILDING CODE INFORMATION

OCCUPANCY:	R-3 RESIDENTIAL
CONSTRUCTION TYPE:	VB
SPRINKLER REQUIRED:	NO
BUILDING CODES:	2015 SBC (STRUCTURE)
	2015 SRC (ARCHITECTURE)
	2015 WSECU (ENERGY)



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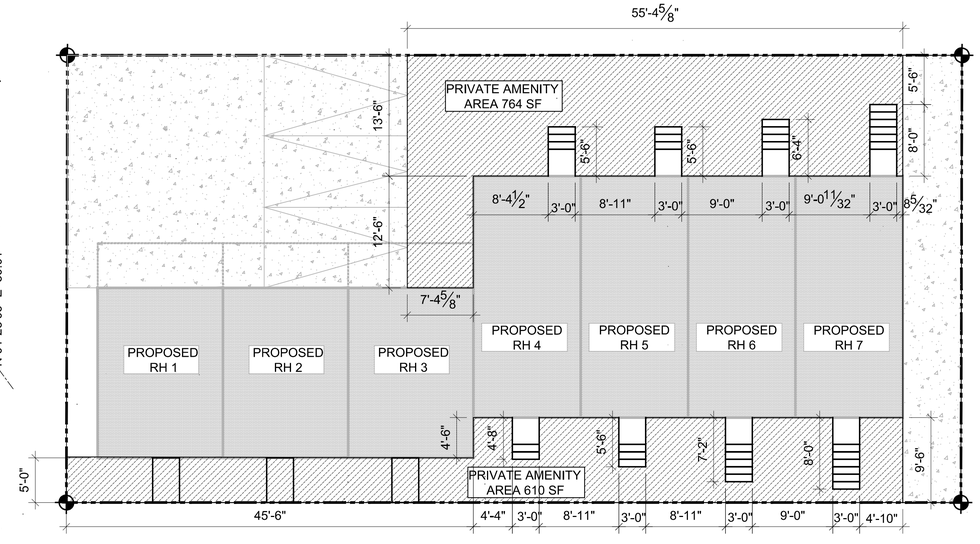
AVG GRADE DIAGRAM



AMENITY AREA DIAGRAM

CLEAVE

10447 REGISTERED ARCHITECT JUSTIN KLIEWER STATE OF WASHINGTON

submittal:
2.20. 2019 SETA intake
2.27. 2019 BP intake

7 MINDS
604 N 43rd St Seattle, WA 98103

owner:
Kurkov Construction

project no.: 181101
SDCI no.: 3033470-LU 6703341-CN

SITE PLAN

A1.0

approval stamps

ALL EXTERIOR WINDOWS AND DOORS SHALL BE LABELED "NFRC certified". ONE WINDOW IN EACH HABITABLE SPACE SHALL PROVIDE OUTDOOR AIR INLET OF 4 SQ IN MIN NET FREE AREA LOCATED IN WINDOW FRAME AT TOP OF WINDOW.

WINDOW SCHEDULE

NO.	SIZE	AR	MAT'L	U-FACTOR	NOTES
A	8'-0" x 6'-0"	SL/FIX	VINYL	0.28	EG
B	2'-6" x 6'-0"	FIX	VINYL	0.28	SG
C	2'-6" x 6'-0"	SL	VINYL	0.28	
D	5'-0" x 8'-0"	FIX	VINYL	0.28	SG
E	3'-0" x 8'-0"	CSMT	VINYL	0.28	
F	4'-0" x 2'-0"	SL/FIX	VINYL	0.28	SG
G	5'-0" x 2'-0"	SL	VINYL	0.28	SG
H	3'-0" x 2'-0"	FIX	VINYL	0.28	SG
J	4'-0" x 9'-0"	FIX	VINYL	0.28	SG
K	3'-0" x 6'-0"	CSMT	VINYL	0.28	
L	5'-0" x 6'-0"	SL/FIX	VINYL	0.28	EG
M	3'-0" x 9'-0"	SL/FIX	VINYL	0.28	
N	3'-0" x 2'-0"	FIX	VINYL	0.28	
O	5'-0" x 2'-0"	SL/FIX	VINYL	0.28	
P	2'-6" x 6'-0"	FIX	VINYL	0.28	
Q	4'-0" x 6'-0"	SL/FIX	VINYL	0.28	EG
R	2'-8" x 2'-0"	FIX	VINYL	0.28	EG
T	5'-0" x 6'-0"	SL/FIX	VINYL	0.28	EG
U	3'-0" x 6'-0"	FIX	VINYL	0.28	

ALL WINDOWS AND DOORS SHALL BE LABELED "NFRC certified".

DOOR SCHEDULE

NO.	SIZE	TYPE	MAT'L	NOTES
1	2'-6" x 6'-8" x 1⅜"	FLUSH	WOOD	
2	4'-0" x 6'-8" x 1⅜"	SLDIING	WOOD	
3	2'-6" x 6'-8" x 1⅜"	PCKT	WOOD	
4	2'-10" x 6'-8" x 1⅜"	FLUSH	WOOD	
5	3'-0" x 6'-8" x 1¾"	EXT FULL LIGHT	WOOD	SG, U-VALUE: 0.28
6	2'-8" x 6'-8" x 1¾"	EXT FULL LIGHT	WOOD	SG, U-VALUE: 0.28

WINDOW CPD NUMBERS: ATRIUM COMPANIES, INC.

FIXED WINDOWS:
ADW-M-385-02716-00001
MANUFACTURER PRODUCT CODE:
CARDINAL ENDUR: CLEAR / ARG90 / E272 (3M/5M)
PRODUCT DESCRIPTION:
VINYL/VINYL, FILL 1: ARG/AIR (90/10), LOWE, CL, NO GRID

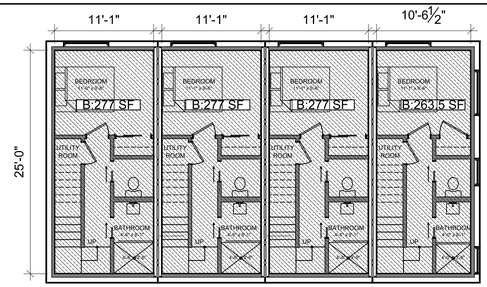
CASEMENT WINDOWS
ADW-M-375-00001-00003
MANUFACTURER PRODUCT CODE:
CARDINAL ENDUR: CLEAR / ARG90 / E272 (5M)
PRODUCT DESCRIPTION:
VINYL/VINYL, FILL 1: ARG/AIR (90/10), LOWE, CL, NO GRID

AWNING WINDOWS:
ADW-M-366-03164-00003
MANUFACTURER PRODUCT CODE:
(CARDINAL ENDUR: CLEAR / ARG90 / E272 (3M/5M)
PRODUCT DESCRIPTION:
VINYL/VINYL, FILL 1: ARG/AIR (90/10), LOWE, CL,
NO GRID

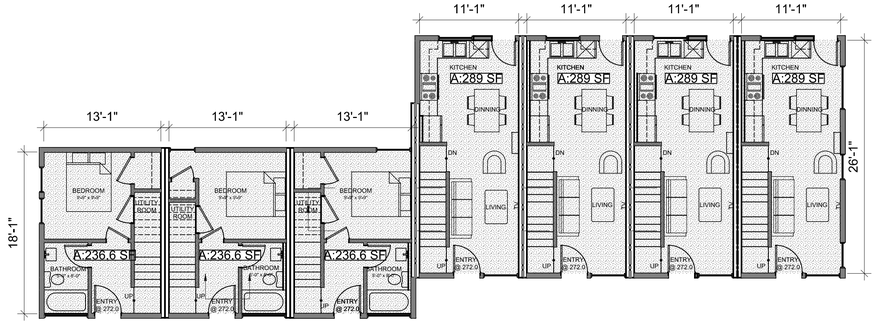
HORIZONTAL SLIDER WINDOWS:
ADW-M-392-00561-00003
MANUFACTURER PRODUCT CODE:
CLR / ARG90 / E340 (DS/DS) - 3/4"" IG"
PRODUCT DESCRIPTION:
VINYL W/ REINFORCEMENT - INTERLOCK/VINYL W/ REINFORCEMENT - INTERLOCK, FILL 1: ARG/AIR(90/10) , LOWE, CL, NO GRID

NOTE:
THE GROSS FLOOR AREA DIMENSIONS PROVIDED ARE MEASURED FROM THE INTERIOR FACE OF THE STUDS FOR THE EXTERIOR WALLS.

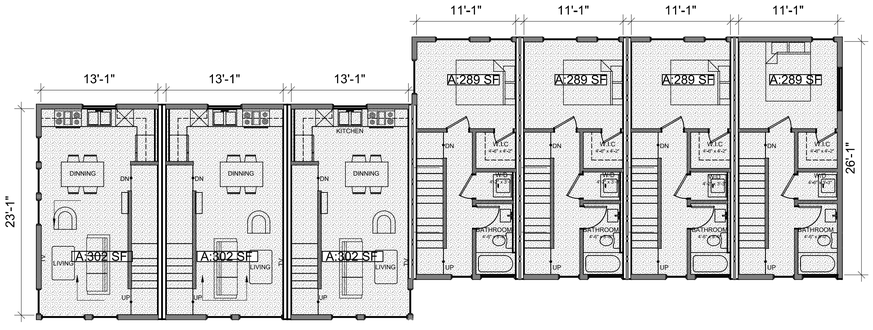
FAR MATRIX	RH1	RH2	RH3	RH4	RH5	RH6	RH7	
1ST FLOOR	236.6	236.6	236.6	289	289	289	289	1865.8
2ND FLOOR	302	302	302	289	289	289	289	2062
3RD FLOOR	302	302	302	289	289	289	289	2062
TOTAL								**5989.8**



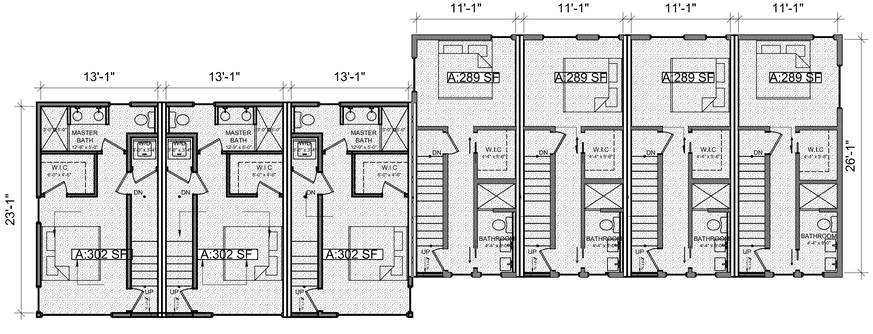
BASEMENT



FIRST FLOOR TOTAL: 1,865.8 SF FAR
MEASURED FROM INSIDE STUD OF EXTERIOR WALL



SECOND FLOOR TOTAL: 2,062 SF FAR
MEASURED FROM INSIDE STUD OF EXTERIOR WALL



THIRD FLOOR TOTAL: 2,062 SF FAR
MEASURED FROM INSIDE STUD OF EXTERIOR WALL

FAR DIAGRAMS

SCALE: ⅛" = 1'-0"

Seattle Department of Construction & Inspections

Green Building Standards Commitment Form

Director's Rule 20-2017

Instructions
1. If applying for a Master Use Permit, complete part A
2. If applying for a Building Permit, complete both parts A and B
3. Financially responsible party or owner shall sign and date
4. This Commitment shall be embedded on permit plan set

Please Print	
SDCI Project Number	6703341
Project Address	604 N 43rd St Seattle, WA 98103
Property Owner or Financially Responsible Party - Name	Paul Kurkov
Property Owner or Financially Responsible Party - Business Name	Kurkov Construction, LLC
Address	PO Box 833 Graham, WA 98338
City/State/Zip	Graham, WA 98338
Email	Paul@kurkov.com

Part A - Prior to issuance of Master Use Permit or Building Permit

I agree to meet the green building standards pursuant to SMC 23.58D and Director's Rule 20-2017 by certifying the project under the selected building industry certification programs and designing the proposed project to achieve an annual energy use of at least 15 percent lower than the standard reference design calculated in the 2015 Seattle Energy Code.

Select one building industry certification program:

- ○ Leadership in Energy and Environmental Design (LEED) for Building Design and Construction Gold, version 4
- ○ LEED for Homes, Gold, version 4
- ◉ Built Green 4 Star, single family new construction checklist WSEC 2015 (6/19/2017)
- ○ Built Green 4 Star, multifamily new construction checklist 2017
- ○ Passive House Institute (PHI), Passive House Planning Package (PHPP) version 8.5 or 9 (2015)
- ○ Passive House Institute US (PHIUS), version PHIUS + 2015
- ○ Living Building Challenge (LBC) - Zero Energy Certification
- ○ LBC Living Certification version 3.1
- ○ Evergreen Sustainable Development Standard (ESDS), version 3.0

I acknowledge the compliance requirements in SMC 23.58D.004, and shall submit documentation from the selected certification program within 180 days from the issuance of the final certificate of occupancy (COO) or final inspection, if no COO is required. I acknowledge the requirements in SMC 23.58D.006, that failure to submit the certification report within 180 days, or by such later date as may be allowed by the director shall result in penalties of $500 per day and up to a maximum penalty of 2 percent of construction value.

Part B - Prior to issuance of Building Permit

To ensure compliance with the selected building industry certification program, the referenced project has been registered or enrolled. The registration number or enrollment ID is 2717261

Paul Kurkov	2/01/19
Property Owner or Financially Responsible Party Signature	Date

Green Building Standards Commitment Form- Director's Rule 20-2017

CLEAVE

10447 REGISTERED ARCHITECT JUSTIN KLIEWER STATE OF WASHINGTON

submittal:
2.20. 2019 SETA intake
2.27. 2019 BP intake

7 MINDS
604 N 43rd St Seattle, WA 98103

owner:
Kurkov Construction

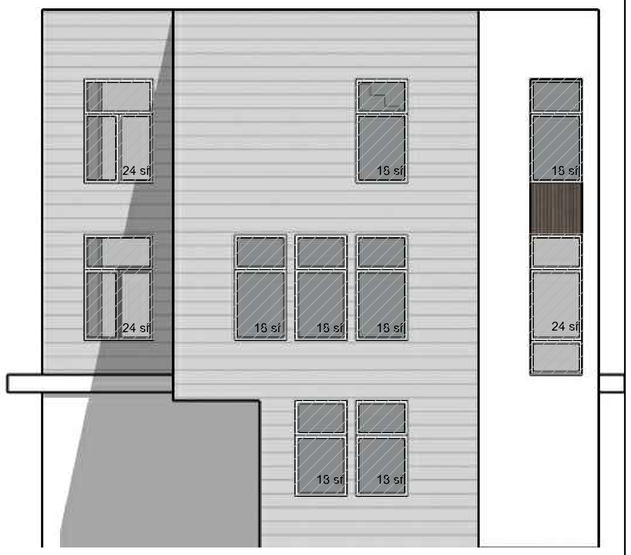
project no.: 181101
SDCI no.: 3033470-LU 6703341-CN

FAR DIAGRAM

A1.1

approval stamps

ROWHOUSE
SOUTH VIEW - FACING N 43RD ST



ROWHOUSE
WEST VIEW - FACING EVANSTON AVE N

DESIGN STANDARDS:
23.45.529. E.3 Design standards for rowhouse developments.

1. For rowhouse units on corner lots, a visually prominent pedestrian entry is required on only one of the street-facing facades.
   See sheet A1.0 for pedestrian entries.

2. Front setback. Design elements to provide a transition between the street and the rowhouse units, such as landscaping, trees, fences, or other similar features, are required in the front setback.
   See sheet landscape plans L1 & L2.

3. Architectural expression. The street-facing facade of a rowhouse unit shall provide architectural detail or composition to visually identify each individual rowhouse unit as seen from the street. Design elements such trim or molding, modulation, massing, color and material variation, or other similar features may be used to achieve visual identification of individual units. Rooftop features such as dormers or clerestories, or roofline variation may be used to visually identify individual rowhouse units.
   Please see the color rendering above, there are Western Cedar siding, (7) different entrance for people from the street to visually identify each individual rowhouse unit. There are roof decks for each units.

23.45.529. C. Treatment of street-facing facades.

1. Facade openings.
   a. At least averaged 20 percent of the area of each street-facing facade shall consist of windows and/or doors.
   For any rowhouse or townhouse dwelling unit that has a both a front and a side facade that are street-facing, the percentage of the side street-facing facade required to consist of windows and/or doors is reduced to 10 percent for the portion of the facade associated with that dwelling unit.

   Please see the color rendering above.
   South: (windows and doors) 907.5sq ft/ (street-facing facade) 2539sf =35.7%

23.45.529. C. Treatment of street-facing facades.

2. Facade articulation.
   a. If a street-facing facade or portion of a street-facing facade is not vertical, the Director shall determine whether the facade is substantially vertical and required to comply with this subsection 23.45.529.C.

   Facade is vertical.

   b. If the street-facing facade of a structure exceeds 750 square feet in area, division of
   the facade into separate facade planes is required (see Exhibit B for 23.45.529).

   Facade has been divided into 7 separate facade planes.

   d. Trim that is a minimum of 0.75 inches deep and 3.5 inches wide is required to mark roof lines, porches, windows and doors on all street-facing facades.

   Trim is a min. 0.75in deep and 3.5 in. wide.

   e. 1) Variations in building materials and/or color, or both, that reflect the stacking of stories or reinforce the articulation of the facade;

   We are using different colors of Hardie panel and western cedar siding.

23.45.529 - Design standards
C. 3. d. Special fenestration treatment, including an increase in the percentage of windows and doors to at least 25 percent of the street-facing facade(s).

South: (windows and doors) 907.5sq ft/ (street-facing facade) 2539sf =35.7%
West: (windows and doors) 180sq ft/ (street-facing facade) 992sf =18%
Avg. (35.7%+18.1%) / 2 = 26.9%

CLEAVE

10447 REGISTERED ARCHITECT
JUSTIN KLIEWER
STATE OF WASHINGTON

submittal:
2.20. 2019 SETA intake
2.27. 2019 BP intake

7 MINDS
604 N 43rd St Seattle, WA 98103

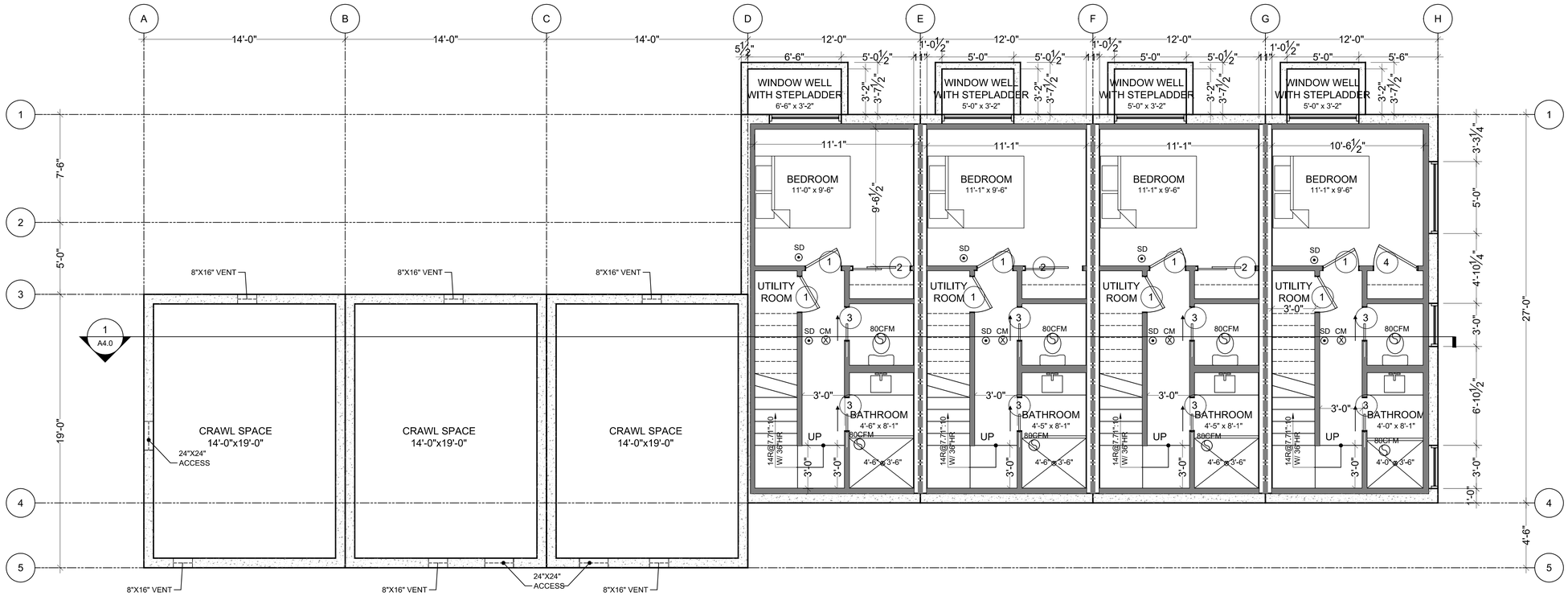
owner:
Kurkov Construction

project no.: 181101
SDCI no.: 3033470-LU 6703341-CN

DESIGN STANDARD

A1.2

approval stamps



324 sf / basement unit

N

BAESMENT AND CRAWL SPACE FLOOR PLAN

SCALE: ¼" = 1'-0"
324 sf / unit 4 to 7

GRAPHIC SCALE
4' 2' 0 4' 8'
¼" = 1'-0"

WALL TYPE KEY:

2-HOUR PARTY WALL

FULL HEIGHT WALL

PARTIAL HEIGHT WALL

CRAWLSPACE VENTILATION:

REQUIRED: 1 SF FOR EACH 300 SF OF UNDERFLOOR AREA
266 SF / 300 = 0.89 SF REQUIRED
VENT AREA AT
PROVIDED: EACH VENT 8"x16" = 0.8 SF
(2 VENTS)(0.8 SF) = 1.6 SF VENTED AREA

NOTES:

1. DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE (UNO).
2. FIREPLACE TO BE REMANUFACTURED, ZERO-CLEARANCE, UL-APPROVED. REQUIRES 6 SQ INCHES MIN OF OUTSIDE COMBUSTION AIR. VENT AT TOP OF CHIMNEY.
3. SRC R315.1 - PROVIDE AN APPROVED CARBON MONOXIDE ALARM OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM AND ON EACH FLOOR.
4. MIN. ⅝" GYPSUM BOARD AT THE ENCLOSED AND ACCESSIBLE UNDERSTAIR SPACE.
5. GUARD RAIL REQUIREMENTS:
   SRC R312.1.1 - MIN. 36 INCH HEIGHT.
   SRC R312.1.3 - MAX. OPENING SUCH THAT A 4 INCH SPHERE CAN NOT PASS THROUGH
   SRC R301.5 - DESIGNED TO RESIST A 200 LB CONCENTRATED LOAD ON THE TOP RAIL AND 50 PSF ON ALL GUARDRAIL FILL COMPONENTS
6. SREC TABLE 402.1.1 - WINDOW AND DOOR HEADERS SHALL BE INSULATED WITH A MINIMUM OF R-10 INSULATION.

NOTES:

1. DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE (UNO).
2. FIREPLACE TO BE REMANUFACTURED, ZERO-CLEARANCE, UL-APPROVED. REQUIRES 6 SQ INCHES MIN OF OUTSIDE COMBUSTION AIR. VENT AT TOP OF CHIMNEY.
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7. "PLUMBING, MECHANICAL EQUIPMENT, DUCTS OR VENTS ARE NOT ALLOWED IN THE CAVITY OF THE COMMON 2-HOUR TOWNHOUSE SEPARATION WALL." IT APPEARS A SINK IS SHOWN ADJACENT TO THE COMMON WALL.

ENERGY NOTES:

1. INSTALL INVERTER DRIVEN DUCTLESS MINI-SPLIT HEAT PUMP IN THE LARGEST ZONE IN THE DWELLING PER SEC R403.7.1. SEE PLANS FOR LOCATION
2. THE MAIN ELECTRICAL SERVICE OF FEEDER PANEL FOR EACH DWELLING UNIT SHALL HAVE A RESERVED SPACE TO ALLOW INSTALLATION OF A DUAL POLE CIRCUIT BREAKER FOR FUTURE SOLAR ELECTRIC INSTALLATION AND SHALL BE LABELED "FOR FUTURE SOLAR ELECTRIC" PER U103.2
3. A PERMANENT CERTIFICATE, INDICATING THE BOUNDARIES AND STRUCTURAL PROVISIONS OF THE SOLAR-READY ZONE SHALL BE POSTED NEAR THE ELECTRICAL DISTRIBUTION PANEL, WATER HEATER OR OTHER CONSPICUOUS LOCATION PER U103.3.
4. NO SOLAR READY ZONE REQUIRED BY SECTION U101EXCEPTION: THE FOLLOWING DO NOT REQUIRE SOLAR-READY ZONES:1.ONE- AND TWO-FAMILY DWELLINGS WITH LESS THAN 600SQUARE FEET OF QUALIFYING ROOF AREA CONFORMING TO THEREQUIREMENTS OF SECTION U101.1.1.2. INDIVIDUAL UNITS WITHIN TOWNHOUSE BUILDINGS THAT HAVE LESS THAN 300 SQUARE FEET OF QUALIFYING ROOF AREA PER UNIT CONFORMING TO THE REQUIREMENTS OF SECTION U101.1.1.

VENTILATION NOTES:

1. OUTDOOR AIR INTAKE PROVIDED BY WINDOW TRICKLE VENTS PER 2015 SRC M1507.3.4.4. WINDOW TRICKLE VENTS TO PROVIDE A MINIMUM 4 SQ IN OF NET FREE AREA FOR EACH 10 CFM OF OUTDOOR AIR REQUIRED IN EACH OCCUPIABLE SPACE.
2. LOCATION OF ALL EXHAUST VENTS SHALL BE A MINIMUM OF 3' FROM OPERABLE OPENINGS INCLUDING TRICKLE VENTS IF USED FOR OUTDOOR AIR INTAKE.
3. VENTILATION IS PROVIDED BY A PROPOSED CONTINUOUS WHOLE HOUSE FAN SYSTEM WHICH SHALL COMPLY WITH 2015 SRC M1507.3.4. (EXHAUST FAN SYSTEM). 45 CFM MIN PER TABLE M1507.3.3(1). FAN IS LOCATED IN THE LAUNDRY. SEE FLOOR PLANS.
4. SOURCE SPECIFIC EXHAUST FANS RUN INTERMITTENTLY. (INCLUDING RESIDENTIAL CLOTHES DRYER EXHAUST FANS, RESIDENTIAL RANGE HOOD EXHAUST FAN AND IN ALL BATHROOMS). TO BE PROVIDED AND SHALL COMPLY WITH 2015 SRC M1507.
5. ALL LOCAL EXHAUST FANS SHALL VENT DIRECTLY TO THE EXTERIOR OF THE BUILDING PER M1501.1 AND M1506.2

CONTINUOUS WHOLE-HOUSEVENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS	
DWELING UNIT FLORO AREA	3 BEDROOMS
< 1,500	60 Airflow in CFM

SEC TABLE 406.2 COMPLIANCE - 3.5 CREDITS:		
1a	VERTICAL FENESTRATION U= .28 FLOOR R-38 SLAB ON GRADE R-10 PERIMETER AND UNDER ENTIRE SLAB BELOW GRADE SLAB R-10 PERIMETER AND UNDER ENTIRE SLAB	0.5
3d	DUCTLESS HEAT PUMP	1.0
5a	KITCHEN SINK AND SHOWERHEADS ≤ 1.75 GPM, LAV FAUCETS ≤ 1.0 GPM	0.5
5c	ELECTRIC WATER HEATER ≥ 2.0 EF	1.5

CLEAVE

10447 REGISTERED ARCHITECT JUSTIN KLIEWER STATE OF WASHINGTON

submittal:
2.20. 2019 SETA intake
2.27. 2019 BP intake

7 MINDS
604 N 43rd St Seattle, WA 98103

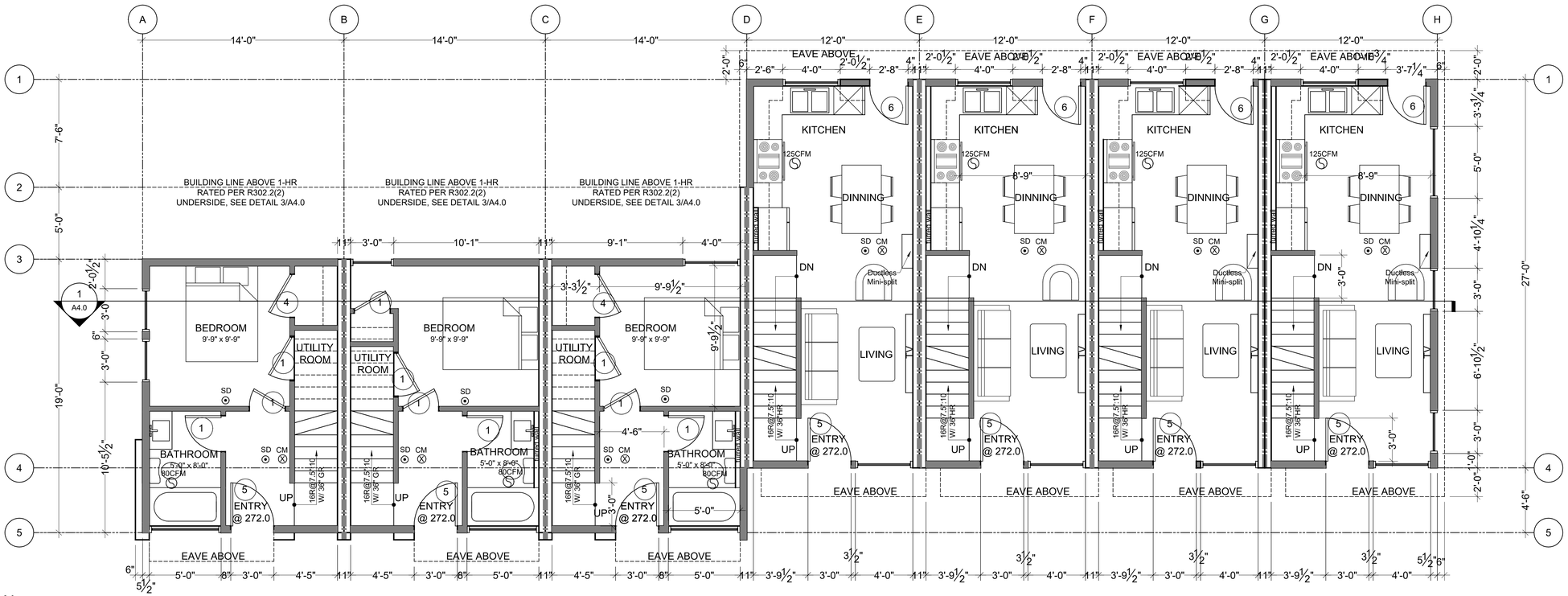
owner:
Kurkov Construction

project no.: 181101
SDCI no.: 3033470-LU 6703341-CN

BASEMENT & CRAWL SPACE FLOOR PLANS

A2.0

approval stamps



N

FIRST FLOOR PLAN

SCALE: ¼" = 1'-0"

266 sf / unit 1 to 3 & 324 sf / unit 4 to 7

GRAPHIC SCALE

4' 2' 0 4' 8'

¼" = 1'-0"

WALL TYPE KEY:

2-HOUR PARTY WALL

FULL HEIGHT WALL

PARTIAL HEIGHT WALL

NOTES:

1. DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE (UNO).
2. FIREPLACE TO BE REMANUFACTURED, ZERO-CLEARANCE, UL-APPROVED. REQUIRES 6 SQ INCHES MIN OF OUTSIDE COMBUSTION AIR. VENT AT TOP OF CHIMNEY.
3. SRC R315.1 - PROVIDE AN APPROVED CARBON MONOXIDE ALARM OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM AND ON EACH FLOOR.
4. MIN. ½" GYPSUM BOARD AT THE ENCLOSED AND ACCESSIBLE UNDERSTAIR SPACE.
5. GUARD RAIL REQUIREMENTS:
   SRC R312.1.1 - MIN. 36 INCH HEIGHT.
   SRC R312.1.3 - MAX. OPENING SUCH THAT A 4 INCH SPHERE CAN NOT PASS THROUGH
   SRC R301.5 - DESIGNED TO RESIST A 200 LB CONCENTRATED LOAD ON THE TOP RAIL AND 50 PSF ON ALL GUARDRAIL FILL COMPONENTS
6. SREC TABLE 402.1.1 - WINDOW AND DOOR HEADERS SHALL BE INSULATED WITH A MINIMUM OF R-10 INSULATION.

NOTES:

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2. FIREPLACE TO BE REMANUFACTURED, ZERO-CLEARANCE, UL-APPROVED. REQUIRES 6 SQ INCHES MIN OF OUTSIDE COMBUSTION AIR. VENT AT TOP OF CHIMNEY.
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ENERGY NOTES:

1. INSTALL INVERTER DRIVEN DUCTLESS MINI-SPLIT HEAT PUMP IN THE LARGEST ZONE IN THE DWELLING PER SEC R403.7.1. SEE PLANS FOR LOCATION
2. THE MAIN ELECTRICAL SERVICE OF FEEDER PANEL FOR EACH DWELLING UNIT SHALL HAVE A RESERVED SPACE TO ALLOW INSTALLATION OF A DUAL POLE CIRCUIT BREAKER FOR FUTURE SOLAR ELECTRIC INSTALLATION AND SHALL BE LABELED "FOR FUTURE SOLAR ELECTRIC" PER U103.2
3. A PERMANENT CERTIFICATE, INDICATING THE BOUNDARIES AND STRUCTURAL PROVISIONS OF THE SOLAR-READY ZONE SHALL BE POSTED NEAR THE ELECTRICAL DISTRIBUTION PANEL, WATER HEATER OR OTHER CONSPICUOUS LOCATION PER U103.3
4. THE MAIN ELECTRICAL SERVICE OR FEEDER PANEL FOR EACH DWELLING UNIT SHALL HAVE A RESERVED SPACE TO ALLOW INSTALLATION OF A DUAL POLE CIRCUIT BREAKER FOR FUTURE SOLAR ELECTRIC INSTALLATION AND SHALL BE LABELED 'FOR FUTURE SOLAR ELECTRIC.'
5. A PERMANENT CERTIFICATE, INDICATING THE BOUNDARIES AND STRUCTURAL PROVISIONS OF THE SOLAR-READY ZONE, SHALL BE POSTED NEAR THE ELECTRICAL DISTRIBUTION PANEL, WATER HEATER OF OTHER CONSPICUOUS LOCATION."

VENTILATION NOTES:

1. OUTDOOR AIR INTAKE PROVIDED BY WINDOW TRICKLE VENTS PER 2015 SRC M1507.3.4.4. WINDOW TRICKLE VENTS TO PROVIDE A MINIMUM 4 SQ IN OF NET FREE AREA FOR EACH 10 CFM OF OUTDOOR AIR REQUIRED IN EACH OCCUPIABLE SPACE.
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CONTINUOUS WHOLE-HOUSEVENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS	
DWELING UNIT FLORO AREA	3 BEDROOMS
< 1,500	60 Airflow in CFM

SEC TABLE 406.2 COMPLIANCE - 3.5 CREDITS:		
1a	VERTICAL FENESTRATION U= .28 FLOOR R-38 SLAB ON GRADE R-10 PERIMETER AND UNDER ENTIRE SLAB BELOW GRADE SLAB R-10 PERIMETER AND UNDER ENTIRE SLAB	0.5
3d	DUCTLESS HEAT PUMP	1.0
5a	KITCHEN SINK AND SHOWERHEADS ≤ 1.75 GPM, LAV FAUCETS ≤ 1.0 GPM	0.5
5c	ELECTRIC WATER HEATER ≥ 2.0 EF	1.5

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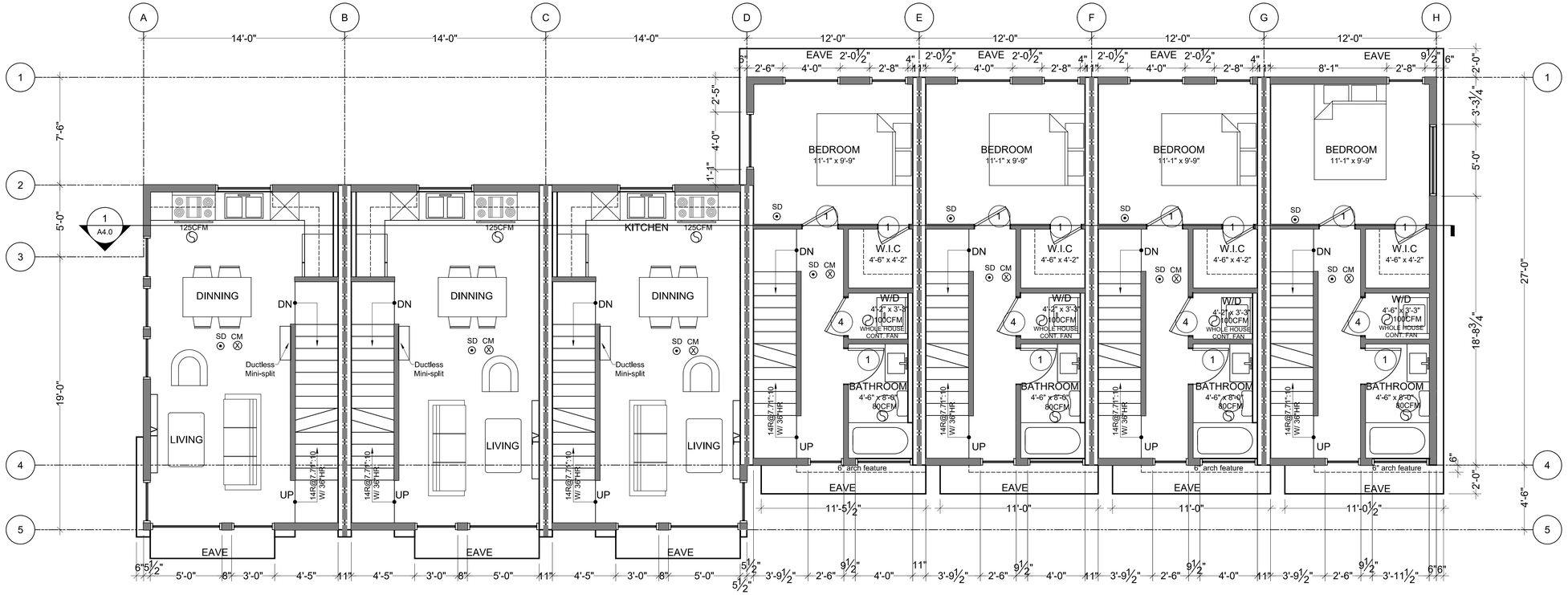
SDCI no.:
project no.: 3033470-LU
181101 6703341-CN

FIRST FLOOR PLAN

A2.1

approval stamps



SECOND FLOOR PLAN

SCALE: ¼" = 1'-0"
336 sf / unit 1 to 3 & 324 sf / unit 4 to 7

GRAPHIC SCALE
4' 2' 0 4' 8'
¼" = 1'-0"

WALL TYPE KEY:

2-HOUR PARTY WALL

FULL HEIGHT WALL

PARTIAL HEIGHT WALL

NOTES:

1. DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE (UNO).
2. FIREPLACE TO BE REMANUFACTURED, ZERO-CLEARANCE, UL-APPROVED. REQUIRES 6 SQ INCHES MIN OF OUTSIDE COMBUSTION AIR. VENT AT TOP OF CHIMNEY.
3. SRC R315.1 - PROVIDE AN APPROVED CARBON MONOXIDE ALARM OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM AND ON EACH FLOOR.
4. MIN. ⅜" GYPSUM BOARD AT THE ENCLOSED AND ACCESSIBLE UNDERSTAIR SPACE.
5. GUARD RAIL REQUIREMENTS:
   SRC R312.1.1 - MIN. 36 INCH HEIGHT.
   SRC R312.1.3 - MAX. OPENING SUCH THAT A 4 INCH SPHERE CAN NOT PASS THROUGH
   SRC R301.5 - DESIGNED TO RESIST A 200 LB CONCENTRATED LOAD ON THE TOP RAIL AND 50 PSF ON ALL GUARDRAIL FILL COMPONENTS
6. SREC TABLE 402.1.1 - WINDOW AND DOOR HEADERS SHALL BE INSULATED WITH A MINIMUM OF R-10 INSULATION.

NOTES:

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3. SRC R315.1 - PROVIDE AN APPROVED CARBON MONOXIDE ALARM OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM AND ON EACH FLOOR.
4. MIN. ⅜" GYPSUM BOARD AT THE ENCLOSED AND ACCESSIBLE UNDERSTAIR SPACE.
5. GUARD RAIL REQUIREMENTS:
   SRC R312.1.1 - MIN. 36 INCH HEIGHT.
   SRC R312.1.3 - MAX. OPENING SUCH THAT A 4 INCH SPHERE CAN NOT PASS THROUGH
   SRC R301.5 - DESIGNED TO RESIST A 200 LB CONCENTRATED LOAD ON THE TOP RAIL AND 50 PSF ON ALL GUARDRAIL FILL COMPONENTS
6. SREC TABLE 402.1.1 - PLEASE NOTE ON THE PLANS THAT WINDOW AND DOOR HEADERS SHALL BE INSULATED WITH A MINIMUM OF R-10 INSULATION.
7. "PLUMBING, MECHANICAL EQUIPMENT, DUCTS OR VENTS ARE NOT ALLOWED IN THE CAVITY OF THE COMMON 2-HOUR TOWNHOUSE SEPARATION WALL." IT APPEARS A SINK IS SHOWN ADJACENT TO THE COMMON WALL.

ENERGY NOTES:

1. INSTALL INVERTER DRIVEN DUCTLESS MINI-SPLIT HEAT PUMP IN THE LARGEST ZONE IN THE DWELLING PER SEC R403.7.1. SEE PLANS FOR LOCATION
2. THE MAIN ELECTRICAL SERVICE OF FEEDER PANEL FOR EACH DWELLING UNIT SHALL HAVE A RESERVED SPACE TO ALLOW INSTALLATION OF A DUAL POLE CIRCUIT BREAKER FOR FUTURE SOLAR ELECTRIC INSTALLATION AND SHALL BE LABELED "FOR FUTURE SOLAR ELECTRIC" PER U103.2
3. A PERMANENT CERTIFICATE, INDICATING THE BOUNDARIES AND STRUCTURAL PROVISIONS OF THE SOLAR-READY ZONE SHALL BE POSTED NEAR THE ELECTRICAL DISTRIBUTION PANEL, WATER HEATER OR OTHER CONSPICUOUS LOCATION PER U103.3.
4. NO SOLAR READY ZONE REQUIRED BY SECTION U101EXCEPTION: THE FOLLOWING DO NOT REQUIRE SOLAR-READY ZONES:1.ONE- AND TWO-FAMILY DWELLINGS WITH LESS THAN 600SQUARE FEET OF QUALIFYING ROOF AREA CONFORMING TO THEREQUIREMENTS OF SECTION U101.1.1.2. INDIVIDUAL UNITS WITHIN TOWNHOUSE BUILDINGS THAT HAVE LESS THAN 300 SQUARE FEET OF QUALIFYING ROOF AREA PER UNIT CONFORMING TO THE REQUIREMENTS OF SECTION U101.1.1.

VENTILATION NOTES:

1. OUTDOOR AIR INTAKE PROVIDED BY WINDOW TRICKLE VENTS PER 2015 SRC M1507.3.4.4. WINDOW TRICKLE VENTS TO PROVIDE A MINIMUM 4 SQ IN OF NET FREE AREA FOR EACH 10 CFM OF OUTDOOR AIR REQUIRED IN EACH OCCUPIABLE SPACE.
2. LOCATION OF ALL EXHAUST VENTS SHALL BE A MINIMUM OF 3' FROM OPERABLE OPENINGS INCLUDING TRICKLE VENTS IF USED FOR OUTDOOR AIR INTAKE.
3. VENTILATION IS PROVIDED BY A PROPOSED CONTINUOUS WHOLE HOUSE FAN SYSTEM WHICH SHALL COMPLY WITH 2015 SRC M1507.3.4. (EXHAUST FAN SYSTEM). 45 CFM MIN PER TABLE M1507.3.3(1). FAN IS LOCATED IN THE LAUNDRY. SEE FLOOR PLANS.
4. SOURCE SPECIFIC EXHAUST FANS RUN INTERMITTENTLY. (INCLUDING RESIDENTIAL CLOTHES DRYER EXHAUST FANS, RESIDENTIAL RANGE HOOD EXHAUST FAN AND IN ALL BATHROOMS). TO BE PROVIDED AND SHALL COMPLY WITH 2015 SRC M1507.
5. ALL LOCAL EXHAUST FANS SHALL VENT DIRECTLY TO THE EXTERIOR OF THE BUILDING PER M1501.1 AND M1506.2

CONTINUOUS WHOLE-HOUSEVENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS	
DWELING UNIT FLORO AREA	3 BEDROOMS
< 1,500	60 Airflow in CFM

SEC TABLE 406.2 COMPLIANCE - 3.5 CREDITS:		
1a	VERTICAL FENESTRATION U= .28 FLOOR R-38 SLAB ON GRADE R-10 PERIMETER AND UNDER ENTIRE SLAB BELOW GRADE SLAB R-10 PERIMETER AND UNDER ENTIRE SLAB	0.5
3d	DUCTLESS HEAT PUMP	1.0
5a	KITCHEN SINK AND SHOWERHEADS ≤ 1.75 GPM, LAV FAUCETS ≤ 1.0 GPM	0.5
5c	ELECTRIC WATER HEATER ≥ 2.0 EF	1.5

CLEAVE

10447 REGISTERED ARCHITECT JUSTIN KLIEWER STATE OF WASHINGTON

submittal:
2.20. 2019 SETA intake
2.27. 2019 BP intake

7 MINDS
604 N 43rd St Seattle, WA 98103

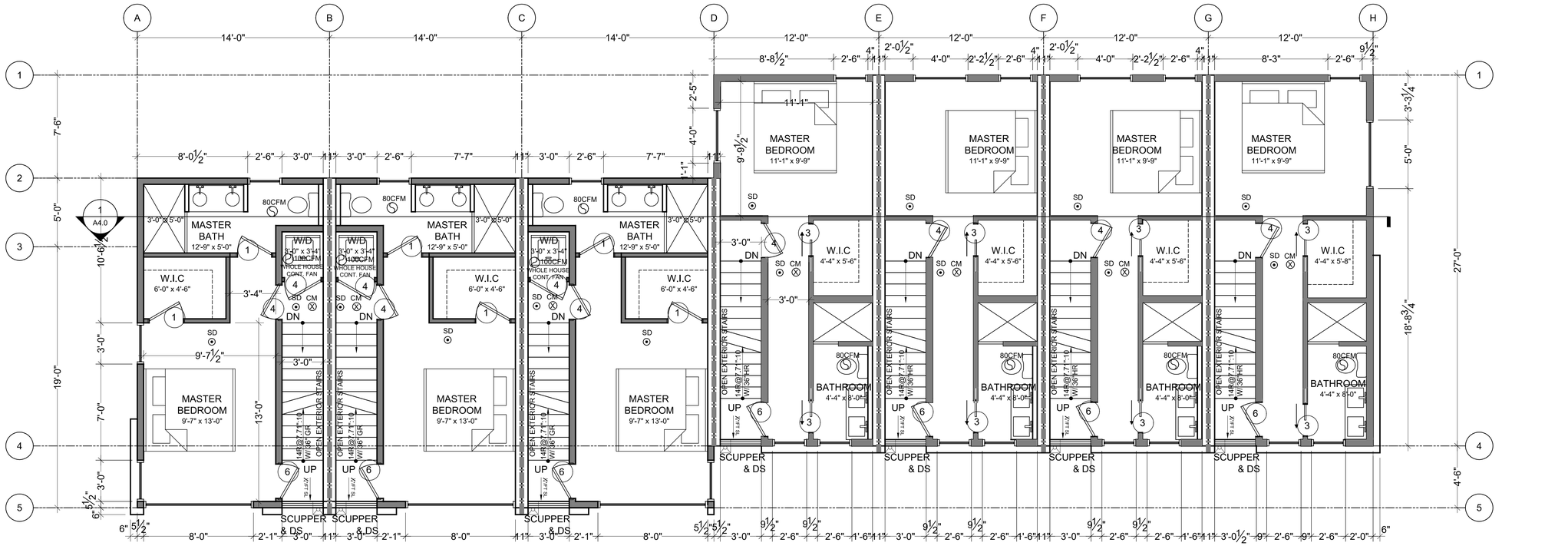
owner:
Kurkov Construction

project no.: 181101
SDCI no.: 3033470-LU 6703341-CN

SECOND FLOOR PLAN

A2.2

approval stamps



N

THIRD FLOOR PLAN

SCALE: ¼" = 1'-0"

336 sf / unit 1 to 3 & 324 sf / unit 4 to 7

GRAPHIC SCALE

4' 2' 0 4' 8'

¼" = 1'-0"

WALL TYPE KEY:

2-HOUR PARTY WALL

FULL HEIGHT WALL

PARTIAL HEIGHT WALL

NOTES:

1. DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE (UNO).
2. FIREPLACE TO BE REMANUFACTURED, ZERO-CLEARANCE, UL-APPROVED. REQUIRES 6 SQ INCHES MIN OF OUTSIDE COMBUSTION AIR. VENT AT TOP OF CHIMNEY.
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ENERGY NOTES:

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CONTINUOUS WHOLE-HOUSEVENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS	
DWELING UNIT FLORO AREA	3 BEDROOMS
< 1,500	60 Airflow in CFM

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CLEAVE

10447 REGISTERED ARCHITECT JUSTIN KLIEWER STATE OF WASHINGTON

submittal:
2.20. 2019 SETA intake
2.27. 2019 BP intake

7 MINDS
604 N 43rd St Seattle, WA 98103

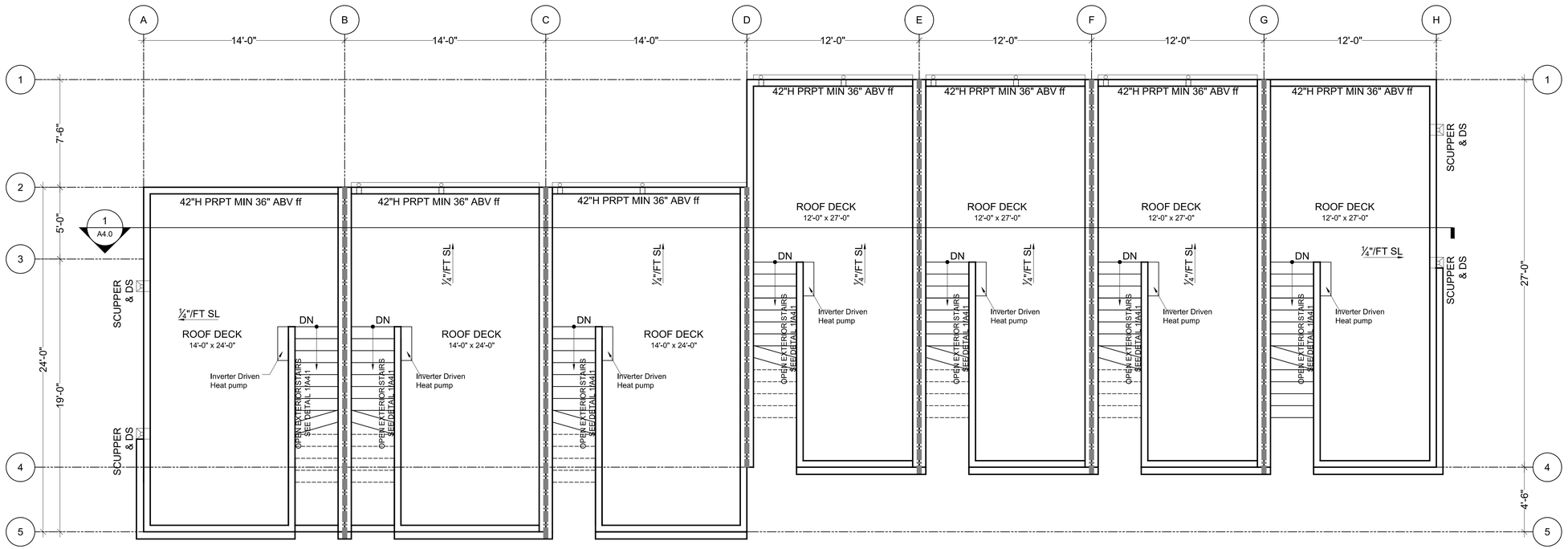
owner:
Kurkov Construction

SDCI no.:
project no.: 3033470-LU
181101 6703341-CN

THIRD FLOOR PLAN

A2.3

approval stamps



N

ROOF PLAN

SCALE: ¼" = 1'-0"

GRAPHIC SCALE

4' 2' 0 4' 8'

¼" = 1'-0"

WALL TYPE KEY:

2-HOUR PARTY WALL

FULL HEIGHT WALL

PARTIAL HEIGHT WALL

NOTES:

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ROOF INSULATION NOTES:

1. ROOF INSULATION PER SRC R806.5.5 OPTION 5.1.3
   WHERE BOTH AIR-IMPERMEABLE AND AIR PERMEABLE INSULATION ARE PROVIDED, MIN. R-10 AIR-IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITHTHE UNDESIDE OF THE STRUCTURAL ROOF SHEATHING IN ACCORDIANCE WITH ITEM 5.1.1 FOR CONDENSATION CONTROL. THE AIR PERMEABLE INSULATION SHALL BE INSTALLED DIRECTLY UNDER THE AIR IMPERMEABLE INSULATION.
2. BASF "SPRAYTITE" 178-XF B-RSN (ICC-ES REPORT ESR-2642
3. IF ALTERNATE PRODUCT IS USED, IT MUST MEET ALL APPLICABLE CODE AND TESTING REQUIREMENTS
4. A COPY OF THE ICC ESR REPORT MUST BE PRESENT ON THE CONSTRUCTION SITE FOR INSPECTOR VERIFICATION
   SPRAY FOAM MUST BE APPIED BY A CERTIFIED INSTALLER

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CLEAVE

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2.20. 2019 SETA intake
2.27. 2019 BP intake

7 MINDS
604 N 43rd St Seattle, WA 98103

owner:
Kurkov Construction

project no.: 181101
SDCI no.: 3033470-LU 6703341-CN

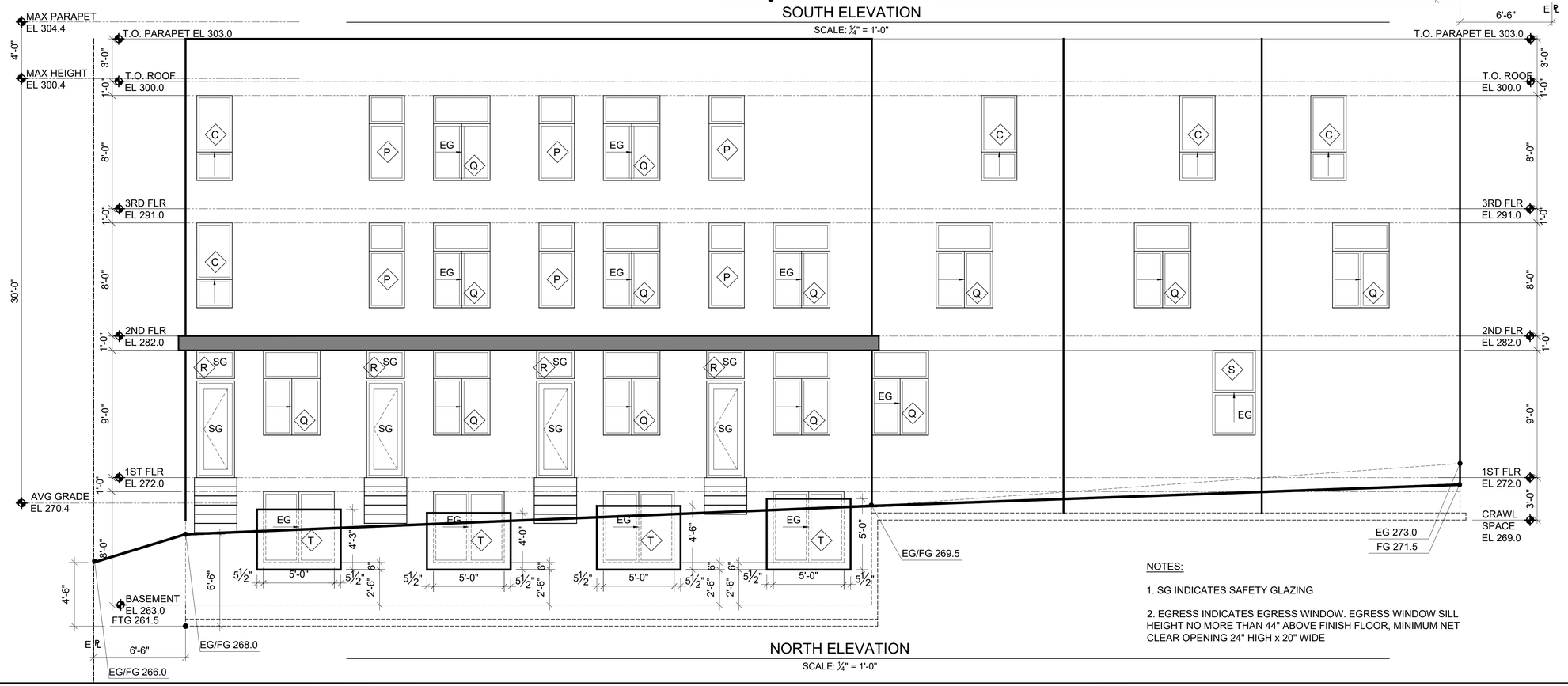
ROOF PLANS

A2.4

approval stamps

SOUTH ELEVATION

SCALE: ¼" = 1'-0"



NORTH ELEVATION

SCALE: ¼" = 1'-0"

NOTES:

1. SG INDICATES SAFETY GLAZING

2. EGRESS INDICATES EGRESS WINDOW. EGRESS WINDOW SILL HEIGHT NO MORE THAN 44" ABOVE FINISH FLOOR, MINIMUM NET CLEAR OPENING 24" HIGH x 20" WIDE

CLEAVE

10447 REGISTERED ARCHITECT JUSTIN KLIEWER STATE OF WASHINGTON

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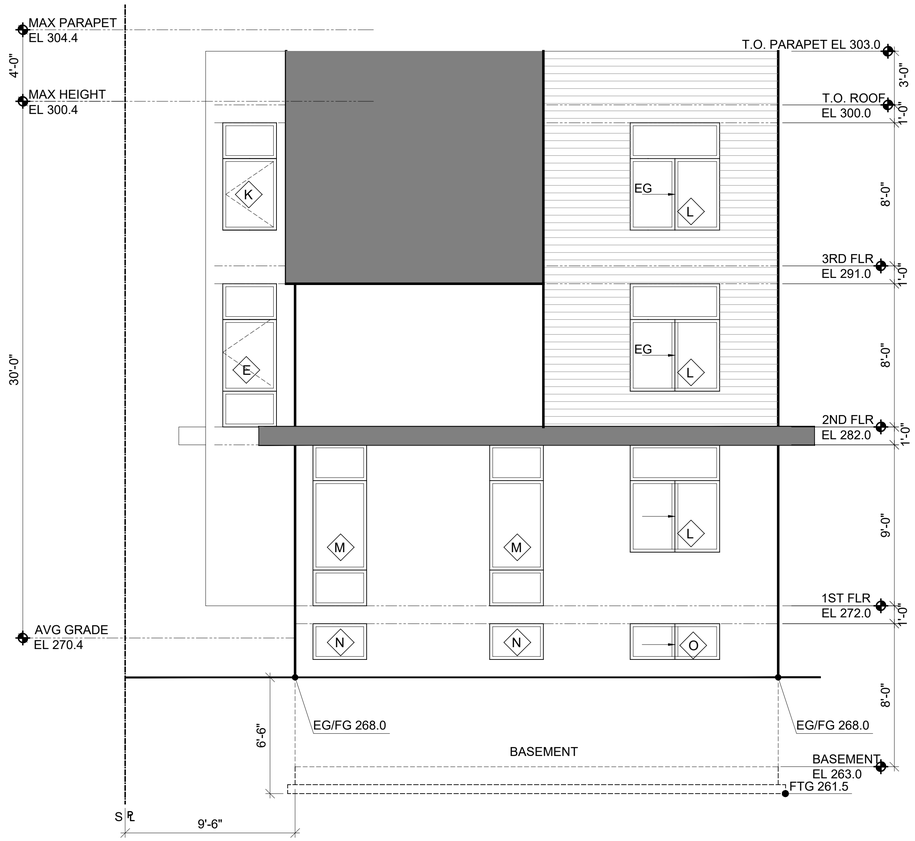
181101	3033470-LU 6703341-CN

NORTH & SOUTH ELEVATIONS

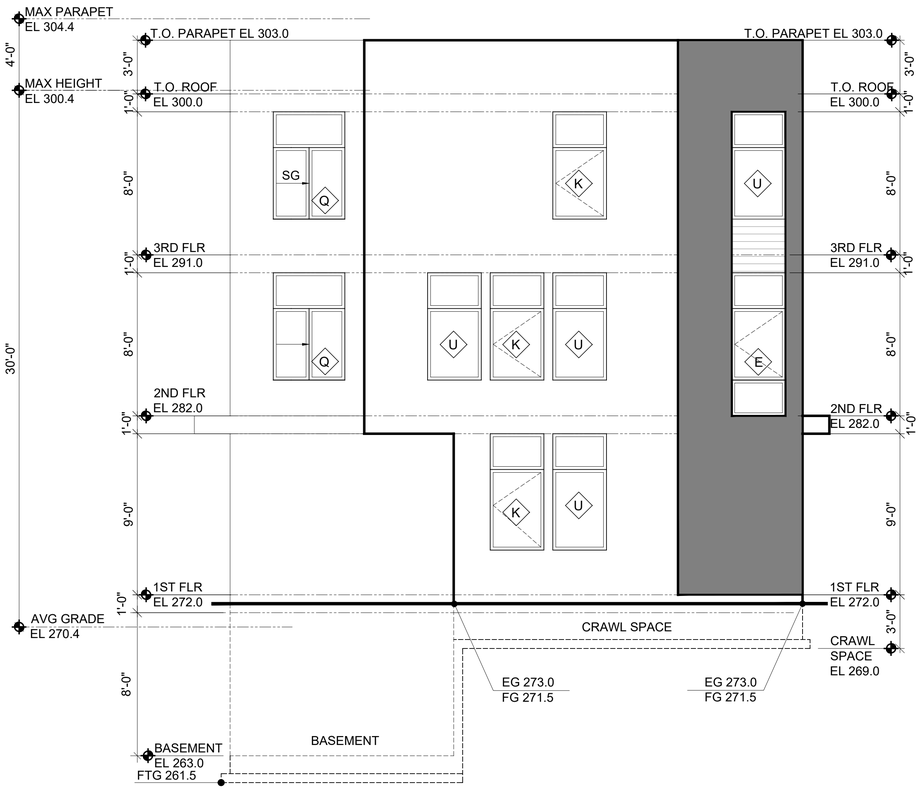
A3.0

approval stamps



EAST ELEVATION

SCALE: ¼" = 1'-0"



WEST ELEVATION

SCALE: ¼" = 1'-0"

NOTES:

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JUSTIN KLIEWER
STATE OF WASHINGTON

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WEST & EAST ELEVATIONS

A3.1

approval stamps

GENERAL NOTES

A. These notes are in abbreviate form. The intent is to further define those areas of work not clearly delineated on the drawings. The quality of workmanship throughout shall be first class and all materials shall meet or exceed the normal industry standards applicable in each case.

B. All work is to be performed in strict compliance with the 2015 International Residential Code (SRC) for the Designerural part, the 2015 International Building Code (IBC) for the structural part, the 2015 Washington State Energy Code, Residential Provisions, and all applicable provisions of prevailing local, state, and federal codes and ordinances, including appropriate licensing laws including any local amendments. Compliance with the Land Use Code / Zoning Ordinance is required. In Seattle, I.B.C. = S.B.C. and I.R.C = S.R.C.

C. Notify and consult with Designer if discrepancies are found between drawings and site conditions and/or building or zoning requirements prior to start of work. Any consequences resulting from these discrepancies will be the Contractors sole responsibility and expense if Designer is not consulted before area in question is constructed.

D. Contractor shall verify field conditions prior to start of work. If measurements or conditions differ from drawings, notify Owner prior to start of work. Bring any conflicts to the attention of the Designer whereupon a final decision will be made.

E. Dimensional strings are generated by a computer drafting program that usually rounds the dimension to the nearest ⅛ of an inch. Therefore, it would be possible that a string of multiple dimensions and an overall dimensions of the same string could vary by ⅛ of an inch. Please notify the Designer whether a verification of a dimension is needed or dimensions to $\frac{1}{16}$" are required.

F. Do not scale drawing. During the reprographic process, proportions may have been altered. Use written dimensions. Where conflicts exist, notify the Designer immediately.

G. Contractor to maintain in force at all times, insurance as required by Article II of the General Conditions of the Contract for Construction, AIA Document A201. Certificates evidencing said insurance shall be provided to the Owner, prior to commencement of any work.

H. Contractor is solely responsible for all construction means and methods and shall maintain the structural integrity of any construction until all final lateral and vertical load carrying systems are completed - approvals from the Designer do not extend to approval of construction means and methods

I. Drawings are for a complete installation with full-functional assemblies - contractor is to field verify all dimensions and conditions prior to any work and shall be responsible for all work and materials including those finished by subcontractors.

GENERAL REQUIREMENTS

A. Provide all required temporary facilities and all temporary utilities as required to keep facility in operation during construction. Contractor is responsible for all costs associated with temporary facilities and temporary utilities

B. Construction Barricades: Provide construction barricade as required to keep Public and Employees safe, following all applicable federal, state and city cod es and regulations.

DRAWINGS / PERMITS BY OTHERS

It is the contractor's responsibility to provide additional drawings and permits as required to complete this project. The following list is by no means meant to be comprehensive, rather suggestive of the possible types of additional permits, drawings, and submittals that may be required during the course of the project. Depending on the project, some of the following permits, drawing, and submittals could come up including others not listed below:

- Provide information to City regarding disposal of excess soil. (if any)
- Provide Design / obtain Permit for any required Shoring Work. (if any)
- Provide Drawings / obtain Permit for Plumbing Work
- Provide Drawings / obtain Permit for Electrical Work
- Obtain Permit for Storm Sewer Design & Hook-Up
- Obtain Street Use Permits for any Street Work. (if any)
- Apply & pay for required Water Meters.

Any deferred submittal shall be submitted to the Building Department for review and approval.

SOILS AND SITE WORK PER 401.4 (site-specific geotechnical reports shall govern)

A. Excavation cuts are to be no steeper than 1:1, horizontal to vertical.

B. Fill to be free of debris, organic contaminants and rock fragments larger than 6 inches. Use free-draining sand or sand and gravel conditioned to appropriate moisture content for adequate compaction. Fill shall contain no more than 5% fines relative to the fraction passing the ¾" sieve. For house, slab or pavement areas, compaction of fill to be at least 95% of the maximum dry density (MDD) per ASTM D-1557 testing procedures. Utility trench backfill in settlement-sensitive areas to be compacted at least 90% of the MDD, except for the top 2 feet which should be compacted to 95% of the MDD.

C. Structural fill to be placed in loose layers of not more than 8" layers for heavy equipment, or 4" for lightweight compaction equipment. Fill should be conditioned to the proper moisture content for compaction. Compact each lift before placing subsequent layers.

D. For footings supported on structural fill, the zone of structural fill should extend laterally out from the looting edges a distance at least equal to the thickness of the structural fill. Structural fill placed beneath footing should be compacted to at least 95% of the MDD in accordance with ASTM D-1557.

E. All exterior and interior footings to be at least 18" and 12" respectively below the lowest finished adjacent grade.

F. Crawl space per R408.

FRAMING (Site-specific structural engineering shall govern)

A. All materials and workmanship shall conform to the requirements of the drawings, notes, specifications, and all applicable codes and ordinances.

B. All frame construction shall conform to minimum standards of IBC/IRC. Fastening requirements to be in accordance with IBC. See Structural Drawings Structural Notes, and specifications for any other notes that may relate specifically to grades and sizing of all framing member.

C. Columns and posts located on concrete or masonry floors or decks exposed to the weather or to water splash or in basements and which support permanent structures shall be supported by concrete piers or metal pedestals projecting above floors unless approved wood of natural resistance to decay or treated wood is used. The pedestals shall project at least 6 inches above exposed earth and at least 1 inch above such floors.

Per IBC: penetrations, soffits, drop & cove ceilings

- Wood/Earth separation per R317

D. Maintain all integrity of required 1 hour separations between different Occupancy Types. See Drawings and details for Required One and Two Hour Party Walls between units.
- Garage/Dwelling per R302.5 & 302.6

E. Where installation includes manufactured products, comply with the manufacturer's applicable instructions and recommendations for installation. Verify rough-in dimensions for equipment and provide buck-outs, backing and jacks as required.

F. All Guardrails per R312 to be 36" high minimum from finished floor line. Openings in railing assemblies are not to exceed 4" in one direction. Guardrails and handrails to withstand a 200 lb/sf concentrated load applied in any direction at any point along the top. Guardrail in-fill components (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applies normal load of 50 lbs on an area equal to 1 square foot. This load need not be assumed to act concurrently with any other live load requirement. Handrails to be between 1½" dia. and 2" dia. with clearance of 1½" between rail and wall surface. mount between 34" and 38" off stair nosing.

G. DECKING: All wood exposed to weather, such as wood used for deck framing including decking, railings, joists, beams, and posts shall be pressure treated or of wood with natural resistance to decay.

H. Unless noted otherwise, dimensions are to face of studs, face of foundation walls, centerline of columns, centerline of doors and windows. When exterior walls rare dimensioned as 6", they include ½" sheathing over 2x6 studs @ 16" oc.

INSULATION AND GLAZING PER R402

All Climate Zones		
	R-Value[a]	U-Factor[a]
Fenestration U-Factor[b]	n/a	0.30
Skylight U-Factor	n/a	0.50
Glazed Fenestration SHGC[b,e]	n/a	n/a
Ceiling[k]	49[j]	0.026
Wood Frame Wall[g,m,n]	21 int	0.056
Mass Wall R-Value[i]	21/21[h]	0.056
Floor	30[g]	0.029
Below Grade Wall[c,m]	10/15/21 int + TB	0.042
Slab[d] R-Value & Depth	10, 2 ft	n/a

A. Service hot water pipes shall be insulated per WSEC table R403.5.1.

B. All wall and ceiling insulation shall have a vapor retarder (such as craft paper faced insulation, a special interior paint, vapor retardant foil or other approved vapor retarders) facing to be installed on the interior side of wall/ceiling/floor.

C. Insulation and facing material shall have a flame spread index not to exceed 25 with smoke developed not to exceed 450 per IRC R316.

D. Int. denotes standard framing 16inches on center with headers insulated with a minimum of R-10 insulation.

E. R303.1.3 Fenestration product rating. U-factors of fenestration products shall be determined in accordance with NFRC 100 by an accredited, independent laboratory, and labeled and certified by the manufacturer.

F. Section R401.3:
- A residential energy compliance certificate complying with SEC R401.3 is required to be completed by the design professional or builder and permanently posted within 3' of the electrical panel prior to final inspection.
- Fenestration U-factors and SHGC
- Type and efficiency of heating/cooling/service water heating equipment.
- Duct leakage rates and test conditions
- Blower door air leakage results (if conducted)

G. Section R403.2.2 Sealing
Ducts to be leak tested in accordance with WSU RS-33 in accordance with either of following:
- Post construction test: Max 4 cfm/100 sq.ft conditioned floor area at pressure differential of 0.1" w.g. (25 Pa), with registers sealed
- Rough-in test: Max 4 cfm/100 sq.ft conditioned floor area at pressure differential of 0.1" w.g. (25 Pa),@0.1" w.c.,with registers. Max 3cfm if air handler not installed.

H. R402. Building air leakage testing, verified as having air leakage rate not exceeding 5 air changes per hour. Testing to be conducted with blower door at a pressure of 0.2 inches w.g. (50 Pascals). The written test results shall be signed by tester and provided to code official. testing shall be performed after creation of all penetrations of the building thermal envelope.

I. Section R403.1.1:
- Each dwelling unit is required to be provided with at least one programmable thermostat for the regulation of temperature.
- Min. weekday/weekend 5-2 programmable schedule.
- For primary system, min. 2 programmable setback periods/day.
- Heating only: temperature range = 55-70 degrees F
- Cooling only: temperature range = 78-85 degrees F
- Combined heating/cooling: temperature range = 55-85 degrees F.

J. Section R404 High Efficacy Luminaries.
- 75% of permanent lighting fixtures to be high efficacy lamps

K. Additional Energy Efficiency Requirements R406
- Small Dwelling unit (need 0.5 points from Table R406.2): less than 1500sf conditioned floor area & less than 300 sf fenestration area
- Medium Dwelling unit (need 1.5 points from Table R406.2)
- Large Dwelling unit (need 2.5 points from Table R406.2): over 5000 sf conditioned floor area

Table R406.2 Summary

Option	Description	Credit(s)
1a	Efficient Building Envelope 1a	0.5
1b	Efficient Building Envelope 1b	1.0
1c	Efficient Building Envelope 1c	2.0
1d	Efficient Building Envelope 1d	0.5
2a	Air Leakage Control and Efficient Ventilation 2a	0.5
2b	Air Leakage Control and Efficient Ventilation 2b	1.0
2c	Air Leakage Control and Efficient Ventilation 2c	1.5
3a	High Efficiency HVAC 3a	1.0
3b	High Efficiency HVAC 3b	1.0
3c	High Efficiency HVAC 3c	1.5
3d	High Efficiency HVAC 3d	1.0
4	High Efficiency HVAC Distribution System	1.0
5a	Efficient Water Heating 5a	0.5
5b	Efficient Water Heating 5b	1.0
5c	Efficient Water Heating 5c	1.5
5d	Efficient Water Heating 5d	0.5
6	Renewable Electric Energy	0.5

VENTING NOTES

A. Section R806 IRC - Enclosed attics and rafter spaces formed where ceilings are applied directly to the underside of the roof rafters shall have cross ventilating openings protected against the entrance of rain or snow. Ventilating openings shall be provided with corrosion resistant wire mesh, with ⅛" (3.2mm) to ¼" (6.4mm) openings.

B. The total net free ventilation area shall be not less than $\frac{1}{150}$ of the area of each space to be ventilated, except that the area may be $\frac{1}{300}$ provided that 50 to 80 percent of the required ventilation area is located in the upper portion and at least 3 feet above eave or comic vents with the balance being provided eave or cornice vents, or if a vapor retarder not exceeding a 1 perm rating is installed on the WARM SIDE of the insulation. See calculations in the drawings.

C. Where vents occur, baffling of the vent opening shall be provided so as to deflect the incoming air above the surface insulation. Insulation shall not block the free flow of air. A minimum of a one inch (25.4) space shall be provided between the insulation and the roof sheathing at the location of the vent.

D. M1507.3.4.2 Fan Noise. Whole -house fans located 4 feet or less from the interior grille shall have a sone rating of 1.0 or less measured at 0.1 inches water gauge. Manufacturer's noise ratings shall be determined as per HVI 915 home ventilating institute loudness testing and rating procedure. Remotely mounted fans shall be acoustically isolated from the structural elements of the building and from attached ductwork using insulated flexible duck or other approved material.

E. M1507.3.4.3 Fan Controls. The whole-house ventilation fan shall meet the requirements of sections M1507.3.2 and M1507.3.2.1

F. M1507.3.4.4 Outdoor air inlets. Outdoor air shall be distributed to each habitable space by individual out door air inlets. Where outdoor air supplies are separated from exhaust points by doors, provisions shall be made to ensure air flow by installation of distribution ducts, undercutting doors, installation of grilles, transoms, or similar means. Doors shall be undercut to a minimum of $\frac{1}{2}$ inch above the surface of the finish flooring covering.

DOORS AND WINDOWS

A. Doors as selected by Owner, but must meet code, egress, hardware, requirements as per below:

B. See floor plans for sizes. Rating and required u-values shall be per plan and as set forth on this sheet. See schedules attached or in drawings. All exterior doors, windows and skylights shall be NFRC certified and shall meet SEC 402.4 for leakage.

C. All Dwelling Units shall have dead-bolts that have thumb-turn to the inside.

D. Electric Garage Door to be installed by Company familiar with Safety Requirements.

E. All doors with required fire rating shall comply with provisions in this section, and shall be self closing and latching with no hold-opens. fire doors and dampers shall have an approved label or listing mark, identifying the fire-protection rating permanently affixed at the factory per IBC 715.3.3 All treated doors to have 3 hinges per leaf. When spring hinges are used for self-closing requirements, not less than half of the hinges are to be spring hinges.

F. All glazing within 24" of a door, or within 18" from a floor surface to be tempered, including any glass shower or tub doors. Additionally, glazing within 5 feet of the bottom or top of stairways where the sill is less than 60" AFF shall be safety glazed. IRC R308.3 & 308.4 specifies other hazardous locations also requiring safety glazing.

G. Egress windows from sleeping rooms and basements with habitable space w/o sleeping room to have a minimum net clear opening of 5.7 SF, minimum of 24" clear height, 20" minimum clear width, with maximum sill height of 44" above finished floor per IRC R310.

H. SKYLIGHTS per R308.6

DRYWALL FINISH

A. Provide ½" gypsum wall board for non-rated assemblies and ⅝" type "x" gypsum wall board for 1-hour rated assemblies with all exposed joints and fastener heads smooth and flush with surface of board. joints taped and prepared for application of finish. use water-resistant board at all wet areas to 4'-0" AFF.

B. "Recommended Specifications for the Application and Finishing of Gypsum Board," latest edition, as published by the Gypsum Association (also published as ANSI 97.1 and "Using Gypsum Board and Ceiling," latest edition).

C. When gypsum board is used as a base for tile or wall panels for tub, shower or water closet compartment walls, water resistant gypsum backing board shall be used per IRC section R702.4.2.

MECHANICAL

A. HVAC and Plumbing work shall be performed in a "Bidder-Design" manner. The Contractor shall submit such systems separately for permit.

B. It is the Contractor's responsibility to design systems that meet all requirements and codes. Contractor shall submit drawings, pay for, and obtain permit and perform work in a manner that meets or exceeds the recognized workmanship standards for the industry.

C. All drawings are to be submitted for review and approval to the Owner before performing work.

D. Heating is electric or gas either piping of hydronic heat or forced air via duct and furnace, to be determined. All furnaces shall be listed and labeled by an approved agency and installed per listed specifications.

E. IC Chapter 24 covers fuel gas applications

F. Appliances intended for installation in closets, alcoves or confined spaces shall be sl listed per code, IMC.

G. Appliances installed in garages or other areas where they may be subject to mechanical damage shall be suitable guarded against such damage by being installed behind protective barriers or by being elevated or located out of the normal path of vehicles.

H. Equipment located in a garage and capable of igniting flammable vapors shall be installed with the pilots and burners or heating elements and switches at least 18 inches above the floor level.

I. Appliances designed to be in a fixed position shall be securely fastened in place. Supports for appliances shall be designed and constructed to sustain vertical and horizontal loads within the stress limitations in the building code and IMC.

J. Verify types, Manufacturer, and locations of all plumbing fixtures and faucets with Owner prior to purchasing and/or installing.

K. Vent outlet for gas appliances shall be 3' minimum away from operable windows, and 10' minimum away from fresh air intakes per WSEC and IRC chapter 24

WATER CONSERVATION NOTES

A. Bathroom lavatory faucets: max flow rate = 1 gal/min

B. Kitchen faucets: max flow rate = 1.75 gal/min

C. Showerheads: max flow rate = 1.75 gal/min

FIREPLACE NOTES (see IRC Chapter 10; Pre-fab metal per R1002, R1003, R1005)

A. Gas fireplace shall be approved by the building official as applicable for safe use or comply with applicable nationally recognized standards as evidenced by the listing and labeling by an approved agency such as the EPA.

B. Instruction manuals for installation, operation repair and maintenance shall be left and attached to the appliance by the installer.

C. Direct vent outlet for fireplace shall be 3' minimum away from operable windows, and 10' minimum away from fresh air intakes per per WSEC.

VENTILATION per SRC M1507

A. Continuously operating whole house fan is proposed.

B. Provide outdoor air inlet with 4 sq. in. min net free area for each habitable space.

INDOOR AIR QUALITY NOTES

A. Range exhaust & dryers: Domestic kitchen range ventilation and domestic clothes dryers shall be of metal and have smooth interior surfaces. Ducts shall be substantially airtight and shall comply with the provisions of Chapter 6 UMC. Exhaust ducts shall terminate outside the building and be equipped with back-draft dampers.

B. Moisture exhaust ducts for clothes dryers shall terminate on the outside of the building and shall be equipped with a back-draft damper. Screens shall NOT be installed at the duct termination. Ducts for exhausting clothes dryers shall NOT be connected or installed with sheet metal screws or other fasteners which will obstruct the flow.

C. Unless otherwise permitted or required by the dryer manufacturer's installation instructions and approved by the building official, dryer exhaust ducts shall not exceed a total combined horizontal and vertical length of 14 feet including two 90-degree elbows. Two feet shall be deducted for each 90-degree elbow in excess of two.

SMOKE ALARM / DETECTORS PER IRC R314

A. Smoke alarms shall be installed in the following locations:
1. Each sleeping room
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms
3. On each additional habitable story of the dwelling, including basements

B. When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedroom over background noise levels with all intervening doors closed. All smoke alarms shall be listed and installed in accordance with the provisions of IRC and the household fire warning equipment provisions of NFPA 72. Primary power to come from building wiring per IRC R314 from commercial source with battery back-up.

C. Provide an approved carbon monoxide alarm on each level of the dwelling per R315.

FIRE-RESISTIVE REQUIREMENTS

A. CONSTRUCTION PER R302
- Interior & exterior bearing walls, & non-bearing walls to be type V_B construction as required
- Floors & floor/ceilings to be type VB construction
- Roofs & roofs/ceilings to be type VB construction

NOTE: All garage interior walls, ceilings, structural support systems exposed therein, and voids under stairs shall be 1-hour construction per plans and details.

B. TYPES OF CONSTRUCTION: Standards of Quality - Construction materials shall be labeled appropriately, as required by the local municipality, showing that they comply with local code standards for such materials as building paper, decking material, foam plastics, wall and roofing materials.

C. FIRE RESISTIVE MATERIALS & SYSTEMS: Fire resistance ratings of walls, floors, roof assemblies shall meet criteria set forth in IBC or based on submitted information showing equivalent fire resistive rating.

D. FIRE BLOCKING AND DRAFTSTOP per R302.11, R302.12, 502.12 and R602.8

E. PROTECTION OF STRUCTURAL MEMBERS: Thickness of protection over structural members shall be as per IBC. See wall types and sections in these drawings for specifics.

F. COLUMN JACKETING: Where fire resistive covering on columns is exposed to injury from moving vehicles or other means, contractor shall protect area from damage and deterioration.

ELECTRICAL

A. Electrical work shall be performed in a "Bidder-Design" manner. The contractor shall submit such systems separately for permit.

B. It is the Contractor's responsibility to design systems that meet all requirements and codes. contractor shall submit drawings, pay for, and obtain permit and perform work in a manner that meets or exceeds the recognized workmanship standards for the industry.

C. All drawings are to be submitted for review and approval to the Owner before performing work. Specific attention is to be paid regarding Owner-requested locations of electrical, phone and computer cabling port locations.

D. Proper protection shall be provided around recessed light fixtures per manufacturer's recommendations so that overheating will not occur. Recessed light fixtures to be IC rated.

E. At least 75% of permanent lighting fixtures to be high efficacy lamps - WSEC R404

STAIRS

A. IRC R311.7, min 36" wide, max riser = 7¾" , min tread = 10". Hand rails shall not project more than 4½" into the 36" clear pathway on either side.

B. LANDINGS: There shall be a floor of landing at the top and bottom of each stairway except a door swinging except a door swinging away from the stairs is ok for interior stairs. The width of each landing shall not be less then the width of the stairway served, min 36" in the direction of travel. Max 2% slope.

C. HANDRAILS: 34" to 38", min 1½" clear from wall, continuous from full-length of flight where risers are. Handrail ends shall be returned or terminate in newel posts or safety terminals. Newel posts can interrupt handrails at turns. The lowest tread may have a volute, turnout or newel. Handrails shall be of the two type listed in IRC 311.7 or provide equivalent graspability.

SECURITY per Seattle Residential Code Section R329

A. Provide building entrance locks and observation ports at approx. 60" AFF in accordance with this section.

SOUND TRANSMISSION CONTROL per Seattle Residential Code section R330

A. Assemblies separating dwelling units shall provide:
- At walls: airborne sound insulation at STC 45 per, ASTM E 90.
- At floor-ceiling airborne and impact sound insulation at an "Impact Insulation Class" (IIC) or min. 50 per ASTM E 492.

B. Fire-resistive integrity shall be maintained.

MINIMUM AREAS FOR HABITABLE ROOMS per R304:
- Common room: 120 SF; Cooking + Living or Living + Sleeping: 150 SF; Kitchens are exempt from minimum area and dimensions.
- IRC DEFINITION OF HABITABLE SPACE: A space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.

CEILING HEIGHT per IRC R305

A. Habitable spaces/rooms, hallways, corridors, bathroom, toilet rooms, laundry rooms and basements shall have a ceiling height not less than 7 feet measured from FINISH floor to FINISH ceiling. Beams at least 4 feet on center can project into space 6 inches.

B. SLOPED CEILINGS: Not more than 50% of the REQUIRED floor area of a room/space is permitted to have a sloped ceiling less than 7 feet or a portion less than 5 feet, (i.e. minimum REQUIRED bedroom is 70 SF per R304.3, so at least 35 SF of a bedroom needs to have ceiling heights over 7 feet and the other 35 SF over 5 feet.

GARAGE requirements per R309
ATTIC ACCESS per R807
WEATHER PROTECTION per R703 & R903

CLEAVE

10447 REGISTERED ARCHITECT JUSTIN KLIEWER STATE OF WASHINGTON

submittal:
2.20. 2019 SETA intake
2.27. 2019 BP intake

7 MINDS
604 N 43rd St Seattle, WA 98103

owner:
Kurkov Construction

project no.: 181101
SDCI no.: 3033470-LU 6703341-CN

GENERAL NOTES

A5.0

approval stamps